

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230100 - GENERAL CONDITIONS

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern work in this section.

1.1 GENERAL CONDITIONS

- A. Before submitting a proposal, Bidders shall examine all related to this work and shall become fully informed as to the extent and character of the work required and its relation to the other work in the building.
- B. Before commencing work, the Contractor will examine all conditions of the project upon which his work is in any way dependent for perfect workmanship according to the intent of this Specification. No "waiver of responsibility" for incomplete, inadequate or defective adjoining work will be considered unless notice has been filed by this Contractor and acceded to by the Owner's representative in writing before the Contractor begins any part of the work.
- C. The Contractor will pay for all licenses, permits and inspection fees required by civil authorities having jurisdiction. Comply with all laws, ordinances, regulations, and fire underwriter's requirements applicable to work herein specified without additional expense to the Owner.
- D. Small scale drilling through walls and floors or cutting of piping insulation which may contain asbestos shall be performed by a person with a "restricted asbestos handler allied trades certificate" and shall have a copy of it in his possession at all times while working of the project. This shall also apply to removal of piping, ductwork or equipment insulation.
- E. It is specifically intended that anything (whether material or labor), which is usually furnished as a part of such equipment, as is hereinafter called for (and which is necessary for the completion and proper operation) shall be furnished as part of this Contract without additional cost the Owner, whether or not shown in detail or described in the Specifications.
- F. When Drawings and Specifications conflict or there is a question as to the proper intent of this Contract, the Contractor shall assume the greater quantity, the higher quality and/or the more expensive method in his pricing. All questions shall be directed to the Architect/Engineer in writing only and only up to ten (10) days prior to bidding.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- G. The Drawings indicate the general runs of the piping, ductwork, etc. systems and the location of equipment and apparatus, however it shall be understood that the right is reserved by the Architect/Engineer to change the location of piping work, ductwork, equipment and apparatus to a reasonable extent as building conditions may dictate, prior to their installation without extra cost to the Owner.
- H. All components supplied by this Contractor shall be UL listed and/or ETL labeled and shall conform to ASHRAE Standard 15.
- I. Any changes from the Drawings and Specifications and any interpretation thereof shall have the prior approval of the Architect/Engineer. The Contractor shall submit in writing, at the time of signing the Contract, any items of necessary labor and materials, which, in his opinion, are lacking in requirements of the Drawings and Specifications to insure a complete job in all respects. No consideration will be granted to alleged misunderstanding of materials to be furnished, work to be done, or conditions to be complied with, it being understood that the tender of a proposal carries with it the agreement to all items and conditions referred to herein, or indicated on the accompanying Drawings.

END OF SECTION 230100

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230110 - SCOPE OF WORK

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern work in this section.

1.1 SCOPE OF WORK

- A. The work under this section includes all labor, materials, equipment, tools, transportation, and the performance of all work necessary and required for the furnishing and installation complete of all work as shown on the Contract Documents, including but not necessarily limited to the following:
1. Roof Air Cooled Chillers & associated appurtenances.
 2. All required piping, valves, and related specialties.
 3. Pipe insulation.
 4. Rigging of equipment.
 5. Furnish all combination motor starter/disconnects for equipment (with the exception of starters and electric items already mounted on equipment or equipment not requiring same). Fan motor starter/disconnects shall have contacts for ATC connection and a terminal block connection for Fire Alarm fan shutdown. Starters per manufacturers recommendations. Underwriters inspection and certificate required. Coordinate with Electrical Contractor.
 6. Air and Water Balancing.
 7. Automatic temperature controls with complete wiring (regardless of voltage).
 8. Testing, adjusting and start-up of equipment.
 9. Painting and identification of all equipment and piping.
 10. Firestopping per NFPA requirements (UL approved systems).
 11. Operating and maintenance instructions.
 12. As-Built Drawings - Refer to Division 1.
 13. Cutting and Patching - Refer to Division 1.
 14. Excavation and Backfill - Refer to Division 2.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- B. Coordination Drawings (if applicable): Attention is directed to Division 1 for coordination drawing requirements for this project. These drawings are critical to the proper execution of the work and failure to honor these requirements may become the basis for denial of any and all claims for either or both "time" and "money".

1.2 REMOVALS

- A. Removals should be coordinated with other trades affected.
- B. Piping which penetrates the construction may be cut and capped provided capping is done beneath the finished surfaces so that construction over it can be achieved.
- C. All removals shall be removed from the site.

1.3 ALTERATION WORK

- A. All equipment, piping, control components, etc. to be removed, shall be disposed of or salvaged as directed by the Owner. They shall not be removed from the premises without the Owner's approval.
- B. All piping to be removed shall be properly plugged or capped so that upon completion of all new work, all abandoned piping shall be concealed in finished areas.
- C. No dead ends shall be left on any piping upon completion of job. The existing system shall be left in perfect working order upon completion of new work.
- D. Location and sizes of existing piping, ductwork, equipment, etc. are approximate. Exact sizes and locations of all existing work shall be verified on the job.

END OF SECTION 230110

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230170 - CHILLERS

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern work in this section.

1.1 SYSTEM DESCRIPTION

- A. Microprocessor controlled, air-cooled liquid chiller utilizing low sound fans, electronic expansion valve, packaged INVERTER Chiller-heat pump modules. Provide a complete, multiple inverter driven scroll compressor, packaged INVERTER chiller-heat pump units as specified herein and as shown on the drawings. The units shall be in accordance with the standards referenced and any local codes in effect.
- B. All products provided by other than the unit manufacture shall be manufactured and installed in such a manor to not interfere with the proper operation of the INVERTER chiller-heat pump. Shall include but not limited to cleaning of fluid piping, flexible connectors, pumps, valves, strainers, proper power supplies, wire and electrical devices, mounting structures, vibration isolation.
- C. The following fluid specification shall be maintained; Water- PH 7-9, total dissolved solids less than 1000PPM, hardness (CaCo3) 30-500 PPM, alkalinity (CaCo3) 0-500 PPM, chlorides less than 200 PPM, sulfates less than 200 PPM. Water with 30% glycol- PH 7-9, total dissolved solids 1000 -10,000 PPM, conductivity 1000-5000 PPM, hardness (CaCo3) 30-500 PPM, alkalinity (CaCo3) more than 500 PPM, chlorides less than 200PPM, sulfides less than 200 PPM.
- D. The INVERTER chiller-heat pump shall be capable of stable operation to a minimum percentage of full load (without hot gas bypass) of 20%. Performance shall be in accordance with AHRI Standard 550/590. The chiller shall have the ability to support variable flow range down to 55% of nominal design (based on AHRI conditions). The INVERTER chiller-heat pump shall have the ability to control leaving chilled fluid temperature from 14°F to 68°F and leaving heated fluid temperature from 86F to 131F.

1.2 QUALITY ASSURANCE

- A. Unit shall be rated in accordance with AHRI Standard 550/590, latest edition (U.S.A.) and all units shall be ASHRAE 90.1 compliant.
- B. Unit construction shall comply with ASHRAE 15 Safety Code, UL latest edition, and ASME applicable codes (U.S.A. codes).

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- C. Unit shall be manufactured in a facility registered to ISO 9001 Manufacturing Quality Standard.
- D. Unit shall be full load run tested at the factory.

1.3 DELIVERY, STORAGE AND HANDLING

- A. Unit controls shall be capable of withstanding 150 F (66 C) storage temperatures in the control compartment.
- B. UNIT SHALL BE STORED HANDLED AND INSURED BY THIS CONTRACTOR UNTIL IT IS READY TO BE RIGGED IN PLACE BY THIS CONTRACTOR.

PART 2 - PRODUCTS

2.1 EQUIPMENT

- A. General: LG Inverter Chiller-Heat Pump, factory assembled, modular units with single-piece chassis, air-cooled liquid chiller. Contained within the unit cabinet shall be all factory wiring, piping, controls, refrigerant charge (R-410A), and special features required prior to field start-up. LG INVERTER Chiller-heat pump, constructed as a modular unit, for heating and cooling of fluid systems shall be an air-cooled system allowing user to configure in the field a heat pump or Chilled fluid only system consisting of one or more modules water piped together as a single system or multi-systems.
 - 1. INVERTER chiller-Heat Pump systems shall be able to provide chilled fluid (14F to 68F) or heated fluid (86F to 131F) depending the mode set.
 - 2. Cool only mode shall provide chilled fluid between 14F and 68F.
 - 3. Operating ambient conditions where continuous compressor operation shall be guaranteed; Heating mode, -22F to 95F, cooling mode, 5F to 122F.
- B. Unit Cabinet
 - 1. Frame shall be of heavy-gage, galvanized steel.
 - 2. Exterior panels shall be galvanized steel with a baked enamel powder or pre-painted finish.
 - 3. Cabinet shall be capable of withstanding 500-hour salt spray test in accordance with the ASTM (U.S.A.) B-117 standard.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

C. Fans

1. Condenser fans shall be direct-driven, 9-blade airfoil cross-section, reinforced polymer construction, shrouded-axial type, and shall be statically and dynamically balanced with inherent corrosion resistance.
2. Fan operation shall allow reduced sound levels during scheduled unoccupied operating periods. Manufacturers without unoccupied reduced sound capability shall submit 1/3 octave band data and sound power data as measured according to AHRI 370 as confirmation of unit sound characteristics.

D. Operating Conditions

1. Outdoor Unit shall be capable of continuous compressor operation between the following operating ambient air conditions, operation outside of these conditions are possible and may involve non-continuous operations.
 - a. Operating Ambient Air Conditions:
 - b. Cooling: 5°F DB to 122°F DB
 - c. Heating: -22°F WB to 95°F DB
2. Electrical
 - a. All air source INVERTER Chiller-heat pumps shall be designed and electrically protected to maintain stable continuous compressor operation when provided with 208-230/60/3 power with the following specifications:
 - i. Voltage fluctuation of $\pm 10\%$
 - ii. Voltage imbalance of up to two percent.
 - iii. Power surge of up to 65kA RMS Symmetrical.

E. General Features

1. The air-conditioning system shall use R410A refrigerant.
2. Each system shall consist of one or more modules water piped and controlled as a single system.
3. Systems shall employ self-diagnostics function to identify any malfunctions and provide type and location of malfunctions via fault alarms.
4. The unit shall be shipped from the factory fully assembled including internal refrigerant piping, inverter driven compressor(s), controls, temperature sensor, contacts, relay(s), fans, fluid control & monitoring, power and communications wiring as necessary to perform both Heat Pump and chiller only operations.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

5. Microprocessor:

- a. Factory installed HMI microprocessor controls in the INVERTER chiller-heat pump outdoor unit(s), shall perform functions to optimize the operation of the INVERTER chiller-heat pump system and chilled/hot water control and communicate in a daisy chain configuration between outdoor units via RS485 (shielded twisted wire pair) network. Control devices shall also be available to control other building systems as required from the INVERTER chiller-heat pump control system. DIO/AIO capabilities shall be available as well as a central controller to perform operation changes, schedules, pump control, flow monitoring and other duties as required by this specification. Addition of separate building control system shall not be required. Other control devices and sequences shall be as specified in other sections of this project specification.

6. Compressor Control:

- a. Fuzzy control logic shall establish and maintain target evaporating temperature (T_e) in cooling mode and condensing temperature (T_c) in heating mode by Fuzzy control logic to ensure the stable system performance.

7. Initial Test Run (ITR) (Heating or Cooling) / Fault Detection Diagnosis (FDD) Code:

- a. This control mode shall monitor and display positive or negative results of system initial startup and commissioning. Heating or Cooling ITR mode will be automatically selected. It shall monitor and provide performance metrics for the following, but not be limited to, refrigerant charge validation, auto-charge operation verification, refrigerant cycle stability, connection ratios, indoor unit status, error status, and number of indoor units connected. This commissioning specific control mode shall not replace the system error monitoring control system during normal operation.

8. BMS Integration:

- a. The INVERTER chiller-heat pump system shall be able to integrate with Building Management Systems via ModBus or BACnet™ IP gateway. This gateway converts between BACnet™ IP or Modbus TCP protocol, and RS-485 LGAP (LG Aircon protocol) allowing third party control and monitoring of the LG A/C system, or LonWorks™ gateways. See controls specification for points list.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

9. Wi-Fi Communication:

- a. The outdoor unit INVERTER chiller-heat pump microprocessor shall be capable of being monitored via an optional Wi Fi wireless communications dongle or embedded Wi Fi transmitter. Wi-Fi shall allow service or maintenance personal access to the complete operating system, via LGMV mobile, without need of tools other than smart phone or tablet. Active live system review, collection of all system data for a field determined duration presented in a .csv file format or collection of all operating conditions, including all indoor units, valves, sensors, compressor speeds, refrigerant pressures, etc., by snapshot of conditions and placing that snapshot into a power point slide to be reviewed at another time. Systems that require computers, hard wire only connection or other devices to collect, review or record operating conditions shall not be allowed.
- b. The outdoor unit INVERTER chiller-heat pump shall be provided with a factory installed fusible plug or rupture disc. The fusible plug connection shall be threaded for easy connection with a field provided vent pipe to safely discharge the system's refrigerant charge away from the outdoor unit if a building fire causes an extreme pressure condition in the outdoor unit refrigerant circuit employ for safety a threaded fusible plug.

10. Refrigerant Flow Control

- a. An active refrigerant -in-circulation control system consisting of a refrigerant storage container, interconnecting refrigerant piping control valves, pressure transducers, microprocessor control, and software to continuously monitor necessary refrigeration cycle operating parameters to maintain stable cycle operation between minus (-)22°F and 122°F ambient conditions. The refrigerant system operating conditions shall be checked by the algorithm at three minute intervals and if needed automatically and dynamically remove and store refrigerant to the storage tank or inject refrigerant from the tank into the refrigerant circuit.
- b. The algorithm shall adjust refrigerant charge automatically:
 1. As the outdoor air temperature changes.
 2. System mode of operation changes.
 3. The path of refrigerant flow through the outdoor coil is modified.
 4. The system's target suction and head pressure control values are adjusted.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- c. Sub-cooler: The INVERTER chiller- heat pump outdoor unit shall include a factory provided and mounted sub-cooler assembly consisting of a shell and tube-type sub-cooling heat exchanger and EEV providing refrigerant sub-cooling modulation control by fuzzy logic of EEV and by mode of operation to provide capacity and efficiency as required. Brazed plate heat exchangers shall not be allowed for this function.

1. Maximize energy savings.
2. Balance the rate of temperature change with energy consumed.
3. Quickly cool/heat the system water.

11. Refrigerant Volume Management:

a. Active Refrigerant Charge

1. The INVERTER chiller-heat pump system shall be able to operate at any and all published conditions year-round in cooling or heating mode without the need of adding or removing refrigerant from the system.
2. The air source unit shall be provided with an isolated vessel, interconnecting piping, valves and sensors to store refrigerant and actively pass refrigerant to (or from) the refrigerant circuit in real time as necessary to maintain stable refrigeration cycle operation.
3. The air source unit microprocessor shall be provided with an algorithm that monitors the INVERTER chiller-heat pump system head pressure, suction pressure, sub-cooling, superheat, compressor speed, high and low side temperatures, chilled water temperatures, hot water temperatures, status of water flow and the load on the system at three minute intervals and if needed, automatically and dynamically remove and store refrigerant to the storage tank or inject refrigerant from the tank into the refrigerant circuit.

b. Manual Seasonal Refrigerant Charge Adjustments:

1. Alternates: Systems that CANNOT passively and automatically modify the active refrigerant charge using the method(s) stated in the section *Active Refrigerant Charge* shall clearly state so in bold capital letters in the proposal that this feature is not included.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2. INVERTER chiller-heat pump systems that cannot perform active refrigerant control may submit their proposal as an Alternate. However all Alternate proposals must include as part of the equipment price the cost of to provide bi-annual refrigerant charging services for 15 years. Service shall be performed by the factory authorized agent only. Service shall include refrigerant, parts, labor, truck and/or trip charges, and any miscellaneous fees necessary to analyze the current state of the system and perform the refrigerant charge adjustment. Service must occur one month before the winter season and one month before the summer season. Provide separate proposal for above and include in product bid price.
3. If the INVERTER chiller-heat pump system requires a charge adjustment more frequently to maintain stable operation, the INVERTER chiller-heat pump manufacturer shall provide additional services at no additional charge.
4. The 15-year period shall begin on the date the equipment is commissioned or the date the building occupancy permit was issued for the area(s) served by the system – whichever date is later.
5. This service shall be underwritten, warranted, and administered by the INVERTER chiller-heat pump equipment manufacturer – not the local distributor or applied representative.
6. The selected service provider shall be mutually agreeable between the building owner (or owners' agent) and must be licensed, insured, and trained to work on the INVERTER chiller-heat pump system. No third-party service (subcontracted service) providers will be acceptable.
7. If the service provider is not an employee of the INVERTER chiller-mp manufacturer, the service provider shall be reimbursed for services rendered directly from the manufacturer. Labor rate for services shall be paid at the prevailing union wage rate in place at the time of service.

F. Defrost Operations

1. Defrost Mode Selection: The outdoor unit shall be provided with a minimum of three field selectable defrost operation modes: Normal, Fast, or Forced.
 - a. Fast Defrost: Operation intended for use in areas of the country with mild winter temperatures and light to moderate humidity levels. The strategy minimizes defrost cycle frequency allowing frozen precipitation to build longer in between cycles. Minimum time between defrost cycles shall be 20 minutes. Intelligent Defrost shall choose between split coil/frame and full system methods based on current weather conditions to minimize energy consumption and maximize heating cycle time.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- b. Forced Defrost: Operation shall be available for the service provider to test defrost operations at any weather condition and to manually clear frozen water from the outdoor coil surfaces.
- 2. Defrost Method Selection: The outdoor unit shall be provided with two field selectable defrost operation methods: Split Frame and Full System. Split Frame option provides continuous heating of the occupied space during defrost operation.
 - a. Split Frame method shall be available when Normal Defrost mode is selected. Split Frame defrost shall be available on all INVERTER Chiller-Heat Pump multi-frame outdoor units.
 - b. When Split Frame method is selected, a Full System defrost shall occur every 1-9 (field selectable) defrost cycles to assure 100% of the frozen precipitation has been removed to maintain efficient performance.

G. Oil Management

- 1. The system shall utilize a high pressure oil return system to ensure a consistent film of oil on all moving compressor parts at all points of operation. Oil is returned to compressor through a separate high pressure oil injection pipe directly into the oil sump. Oil returned to the compressor via the suction port of the compressor shall not be allowed.
- 2. Each compressor shall be provided with a high efficiency independent centrifugal cyclone type oil separator, designed to extract oil from the oil/refrigerant gas stream leaving the compressor.
- 3. The system shall have an oil level sensor in the compressor to provide direct oil level sensing data to the main controller. The sensor shall provide data to main outdoor unit PCB to start oil return mode.
- 4. The system shall only initiate an oil return cycle if the sensed oil level is below oil level target values as determined by the microprocessor. The system shall display an error if the oil sensor signals low oil level for a period of 130 minutes or longer.
- 5. A default oil return algorithm shall automatically initiate the oil return mode if the system detects a failure of the oil sump sensor. A fault code shall be reported by the system.
- 6. Timed oil return operations or systems that do not directly monitor compressor oil level shall not be permitted.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

H. Fan and Motor Assembly

1. Each section, (1-3 sections), shall be equipped with two direct drive variable speed propeller fan(s) with BLDC motor(s) with a vertical air discharge.
2. The fan(s) blades shall be made of Acrylonitrile Butadiene Styrene (ABS) material and incorporate biomimetic technology to enhance fan performance and reduce fan generated noise.
3. The fan(s) motor shall be equipped with permanently lubricated bearings.
4. The fan motor shall be variable speed with an operating speed range of 0-1150 RPM cooling mode and 0-1150 RPM heating mode.
5. The fan shall have a guard to help prevent contact with moving parts.
6. The cabinet shall have option to redirect the discharge air direction from vertical to horizontal with the addition of optional field provided air guides.
7. The fan controller shall have a DIP switch setting to raise external static pressure of the fan up to 0.32 inch of W.C. to accommodate ducted installations.
8. The fan control shall have a function setting to remove excess snow automatically.
9. The fan control shall have a function setting to remove access dust and light debris from the outdoor unit and coil.

I. Cabinet

1. Outdoor unit cabinet shall be made of 20-gauge galvanized steel with a weather and corrosion resistant enamel finish. Outdoor unit cabinet finish shall be tested in accordance with ASTM B-117 salt spray surface scratch test (SST) procedure for a minimum of 1000 hours.
2. A smaller service access panel, not larger than 7" x 7" and secured by a maximum of (2) screws, shall be provided to access the following:
 - a. Service tool connection
 - b. DIP switches
 - c. Auto addressing
 - d. Error codes
 - e. Main microprocessor
 - f. Inverter PCB

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

3. The cabinet shall have a factory installed coil guard.

J. Outdoor Unit Coil

1. Outdoor unit coil shall be designed, built and provided by the INVERTER chiller-heat pump outdoor unit manufacturer.
2. The outdoor unit coil for each cabinet shall have lanced aluminum fins with a maximum fin spacing of no more than 17 Fins per Inch (FPI). All the outdoor unit coils shall be 3 rows consisting of staggered tubes for efficient air flow across the heat exchanger.
3. Outdoor unit coil shall be comprised of aluminum fins mechanically bonded to copper tubing with inner surfaces having a riffling treatment to expand the total surface of the tube interior.
4. The aluminum fin heat transfer surfaces shall have factory applied corrosion resistant Black Fin II coating. The copper tubes shall have inner riffling to expand the total surface of the tube interior.
 - a. ISO 21207 Salt Spray Test Method B – 10,000 hours
 - b. ASTM B-117 Acid Salt Test –
 - c. The Black Fin II coating shall be certified by Underwriters Laboratories and per ISO 21207. The above conditions shall establish the minimum allowable performance which all alternates must comply.

K. Compressor(s)

1. Compressor shall be designed and assembled by the INVERTER chiller-heat pump manufacturer specifically for use in the air source INVERTER chiller-heat pump product line. Third party manufactured, branded, or designed to the INVERTER chiller-heat pump system's OEM specifications by a third party manufacturer shall not be acceptable.
2. Compressor shall be a hermetic, high-side shell (HSS), commercial grade, compliant scroll direct-drive design.
 - a. Compressor Design: The compressor design shall be of the high pressure shell scroll type where the internal pressure below the scroll plates of the compressor shall be at the same high pressure and high temperature. The motor shall be cooled by high pressure gas at temperatures above saturation conditions and minimize the mixing of refrigerant liquid with oil in the sump. The system shall employ a high pressure oil return method returning recovered oil from the oil separator directly into the oil sump of

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

the compressor; oil shall not be allowed to return via the suction line. Bearing surfaces are continually coated with oil. The compressor shall employ an Aero-bearing constructed with high lubricity materials increasing operation time in case of low sump oil level. Compressor shall have a nominal operating range from 30Hz to 150 Hz.

3. The fixed and oscillating compressor scroll components shall be made of high grade (GC25) or denser steel material. All scrolls shall be heat treated and tempered.
4. The oscillating scroll shall be finely machined and polished. PVE refrigerant oil shall be used as the sole liquid used to maintain a seal between the high and low sides of the compression chamber. Compressors that require the use of any type of mechanical or wearable sealant material between the moving surfaces of the compression chamber is NOT ACCEPTABLE.
5. Vapor Injection: System shall have a medium pressure gas vapor injection function employed in the heating and cooling modes to increase system capacity when the outdoor ambient temperatures are low and to lower compressor lift when temperatures are high. The compressor vapor injection flow amount shall be controlled by the vapor injection sub-cooling algorithm reset by discharge gas temperatures of the compressor.
6. Bearing surfaces shall be coated with Teflon® equal. Bearings shall be lubricated using a constant flow of PVE refrigerant oil to the bearing surfaces, the film of oil separating the crankshaft journals and bearing surfaces shall be consistent at all times the crankshaft is in motion and shall be maintained irrelevant of crankshaft rotational speed.
7. Pressure differential design shall draw oil from the compressor sump reservoir, pressurize the oil and inject the oil directly to the crankshaft journals maintaining a consistent film of oil between all moving parts. Auxiliary, indirect, or electronically driven oil pumps are not acceptable.
8. The viscosity property of the PVE oil in the compressor sump shall be maintained irrelevant of compressor operation and the surrounding ambient temperature.
 - a. The compressor shall be equipped with control to automatically supply the compressor windings with a trickle charge of electricity enough to maintain the oil temperature above the refrigerant boiling temperature that is automatically activated only when the ambient temperature is below freezing, and the compressor is not running. Addition of external crank case heaters shall not be allowed.
 - b. Low side shell (LSS) type compressors that use suction vapor to cool the compressor motor shall not be allowed.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

9. The compressor motor shall be designed to operate at high temperatures.
 - a. The motor winding insulation shall be designed to operate continuously at a minimum temperature of 180°F without deterioration.
 - b. The motor cooling system shall be designed to maintain acceptable operational temperature at all times and in all conditions using high pressure, hot refrigerant vapor as motor coolant.
 - c. Low side shell (LSS) and compressors that use low pressure, low temperature refrigerant gas to cool the motor are not acceptable.
10. Inverter Compressor Controller(s)
 - a. Each compressor shall be equipped with a dedicated inverter compressor drive. The control of multiple compressors using a single drive is not acceptable.
 - b. The inverter drive shall vary the speed of the compressor crankshaft between zero (0) Hz and 150 Hz.
 - c. The inverter driver controller shall be matched with the physical properties of the compressor. The drive shall be manufactured by the INVERTER chiller-heat pump unit manufacturer. The inverter drive and matching compressor shall have been thoroughly tested as a matched pair. The inverter drive shall be programmed to avoid operating the compressor at any speed that results in harmonic vibration, nuisance noise, or mechanical damage to either the driver or the compressor with power provided that is within the tolerance specification.
 - d. The compressor inverter drive assembly and software must be designed, manufactured, and supplied by the INVERTER chiller-heat pump product manufacturer. Third party branded inverter driver hardware and/or driver software or inverter driver hardware and/or software provided by a third party manufacturer to meet OEM specifications will not be acceptable.
11. Compressor(s)
 - a. Each section (1-3 sections) shall be equipped with two independently circuited single hermetically sealed, inverter driven, High Side Shell (HSS) scroll compressor, complete with all specified safety controls.
 - b. Each inverter driven, HSS scroll compressor shall be capable of operating from 30 Hz up to 150 Hz in any and all modes (cooling, heating).
 - c. The compressor shall be designed for a separate port for high pressure oil to be directly returned to the compressor oil sump.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- d. The compressor bearing(s) shall have Teflon™ coating and shall be an aero type design using High lubricity materials.
 - e. The compressor(s) shall be protected with:
 - I. High Pressure switch
 - II. Over-current /under current protection
 - III. Oil sump sensor
 - IV. Phase failure
 - V. Phase reversal
12. Compressor shall be capable of receiving injection of medium pressure gas at a point in the compression cycle where such injection shall allow a greater mass flow of refrigerant at lower outdoor ambient and achieving a higher heating capability. The INVERTER chiller-heat pump outdoor unit shall have published performance data for heating mode operation to ambient temperature of -22°F for the INVERTER chiller-heat pump system.
- a. Contracted Standard shall include but is not limited to the following, all inverter driven compressors, all compressors with vapor injection capabilities and all compressors with direct sump high pressure oil return capabilities. All shall be included with any quotation without exception.

L. Operational Sound Levels

- 1. The compressor(s) shall be mounted on rubber isolation grommets. Compressor shall ship with removable clamps that secure the compressor in place while transported. The installing contractor shall remove and discard (or optionally adjust the clamps to allow the isolator to properly function).
- 2. Each single frame outdoor unit shall be rated with an operational sound pressure level not to exceed as listed on below chart when tested in an anechoic chamber under ISO 3745 standard at the highest field selectable heating operating modes available. Such documentation shall be presented in all submittals, manufactures who elect to rate their equipment at other than tested in an anechoic chamber under ISO 3745 standard at the highest field selectable heating operating modes available and the highest field selectable conditions shall not be allowed.
- 3. A field setting shall be available to program the outdoor unit to reduce sound levels at night, when desired, to a selectable level while still able to meet building load requirement. This mode is available in both cooling and heating modes.

M. Sensors

- 1. Each outdoor unit module shall have:
 - a. Suction temperature sensor

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- b. Discharge temperature sensor
- c. Oil level sensor
- d. High Pressure sensor
- e. Low Pressure sensor
- f. Outdoor temperature sensor
- g. Outdoor unit heat exchanger temperature sensors
- h. Leaving water temperature sensors

N. Warranty

1. Limited Warranty Period

- a. STANDARD ONE-YEAR PARTS WARRANTY FOR A QUALIFIED SYSTEM - The Part(s) of a qualified System, including the compressor, are warranted for a period (the "Standard Parts Warranty Period") ending on the earlier to occur of one (1) year after the date of original installation, or eighteen (18) months from the date of manufacture.
- b. ADDITIONAL two (2) YEAR COMPRESSOR PART WARRANTY - The Compressor is warranted for an additional two (2) year period after the end of the applicable Standard Part Warranty Period (the "Compressor Warranty Period").

2. Extended Warranty

- a. Extended warranties are available.

END OF SECTION 230170

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230200 - HYDRONIC SPECIALTIES

PART 1 - GENERAL

Applicable provisions of the Conditions of the Contract and Division 1 General Requirements govern the work in this section. Submit shop drawings for checking and approval.

PART 2 - PRODUCTS

2.1 AIR SEPARATOR

- A. Furnish and install as shown on Drawings, an external low velocity air separator unit consisting of a steel tank with screwed piping connections and a tapping to connect the air separator directly to the compression tank with screwed piping connections and a tapping to connect the air separator directly to compression tank.
- B. The unit is to be furnished with a steel base and constructed in accordance with ASME boiler pressure vessel code and stamped 125 psi working pressure. The air separator shall be ITT Bell & Gossett "Rolairtrol" or approved equal.

2.2 EXPANSION TANKS (S)

- A. Furnish and install pre-charged bladder type expansion tank(s) of size and capacity as shown on Drawings. Tank shall have carbon steel shell and heavy-duty butyl rubber bladder.
- B. Tank to be constructed for (125 psig) working pressure and to be guaranteed leakproof by manufacturer. Tank to be stamped with "U" symbol and Form U-1 furnished denoting compliance with paragraph U-69 for Construction of Unfired Pressure Vessels Section VIII ASME.

2.3 AIR VENTS

- A. Install at all high points automatic air vents to eliminate air binding. All automatic air vents shall be approved heavy duty type equipped with petcocks and tubing for manual venting. All vents installed in coils, etc. shall be of manual key operated type.
- B. All vents concealed from view shall be accessible through access doors. Vents shall be by Hoffman, Anderson or ITT Bell & Gossett, 125 psig rated.

2.4 PRESSURE GAUGES

- A. Furnish and install pressure gauges on suction and discharge sides of each pump and as required to check operation of equipment; pressure gauges shall have 4-1/2" diameter dials, Ashton, Ashcroft or approved equal.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2.5 THERMOMETERS

- A. Install thermometers at all locations in piping system as noted on Drawings and as required to check system performance. Thermometers shall be installed at the supply and return of coils and 3-way diverting valves as manufactured by Trerice, Weksler or Moeller, with 4-1/2 inch face, cast aluminum case, chrome plated steel ring, white background with black embossed markings, glass window, stainless steel pointer, brass movement, 316 stainless steel bulb. Provide separable, universal angle sockets for all thermometers.

2.6 TRIPLE DUTY VALVES

- A. Furnish and install at each pump a nonslam check valve with a spring loaded disc and a calibrated adjustment feature permitting regulation of pump discharge flow and shut-off. Valves shall be designed to permit repacking under full line pressure.
- B. Unit shall be installed on discharge side of pump in a horizontal or vertical position with the stem up. Allow for minimum clearance of valve stem. This unit shall be cast iron body construction suitable for maximum working pressure of 175 psig and maximum operating temperature of 300 degrees F.
- C. All units shall be ITT Bell & Gossett Triple Duty Valve model or approved equal.

2.7 SUCTION DIFFUSERS

- A. Furnish and install at each pump a suction diffuser. Units shall consist of angle type body with inlet vanes and combination Diffuser-Strainer-Orifice Cylinder with 3/16 inch diameter openings for pump protection. A permanent magnet shall be located within the flow stream and shall be removable for cleaning.
- B. The orifice cylinder shall be equipped with a disposable fine mesh strainer, which shall be removed after system startup. Orifice cylinder shall have a free area equal to five times cross section area of pump suction opening. Vane length shall be no less than 2-1/2 times the pump connection diameter. Unit shall be provided with adjustable support foot to carry weight of suction piping. Each Suction Diffuser to be ITT Bell & Gossett model or approved equal.

2.8 COMBINATION BALANCING / SHUT-OFF VALVES (Circuit Sensors /Setters and Flow Meters)

- A. Provide Circuit Sensor/Setter balance valves as manufactured by Bell & Gossett or approved equal.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- B. Circuit Sensors: Furnish and install as shown on Drawings, a cast iron wafer-type flow meter designed for low pressure drop operation.
1. The flow meter will be equipped with brass readout valves (with integral check valve) for taking differential pressure readings across the orifice of the flow meter.
 2. The flow meter shall be designed to operate at a maximum working pressure of 300 psig at 250 degrees F.
 3. The flow meter must be furnished with a calibrated nameplate for determining an accurate system flow rate.
 4. Each flow meter shall be ITT Bell & Gossett Circuit Sensor Flow Meter model no. OP.
- C. Circuit Setters: (1/2"-3") Furnish and install as shown on Drawings and with manufacturer's recommendations Bell & Gossett® Circuit Setter® Plus calibrated balance valve Model CB or Model MC as manufactured by Xylem.
1. Valves to be designed to allow installing Contractor to pre-set balance points for proportional system balance prior to system start-up.
 2. Valve body shall be constructed out of lead-free brass.
 3. Valve shall include a ball valve constructed in 304 Stainless Steel.
 4. Valve shall be AB1953 and CSA certified and compliant with Vermont 152S, Maryland House Bill HB372, Senate Bill S.3874, and NSF/ANSI-372.
 5. Valve body shall include two pressure/temperature ports.
 6. Valve body shall include an optional drain valve port.
 7. Valve shall utilize a calibrated nameplate with a memory stop.
 8. Valve shall utilize a reduced port design that provides velocity head recovery.
 9. Valve temperature range shall be from -4°F (-20°C) to 250°F (121°C).
 10. Model CB: Valve shall have either NPTF thread or SWTF end connections.
 11. Model CB: Valves with NPT end connections shall be rated for 400 PSIG working pressure.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

12. Model CB: Valves with SWTF end connections shall be rated for a maximum of 300 PSIG working pressure.
 13. Model MC: Valve shall be rated for 300 PSIG working pressure.
 14. Model MC: Valve shall include a SWTF or NPTF fixed end connection on the discharge end and a union tailpiece adapter with choice of SWTF, NPTF thread, or NPTM thread tailpiece connection on the supply end. The union tailpiece end should include a union nut that can secure the tailpiece to the body of the valve to create a water-tight seal.
 15. Valves to have memory stop feature to allow valve to be closed for service and then reopened to set point without disturbing balance position. All valves to have calibrated nameplate to assure specific valve settings. Valves to be leak-tight at full rated working pressure. Valves 4-inch pipe size to be of cast iron body/brass vane construction with differential pressure read-out ports fitted with internal EPT insert and check valve.
 16. Provide Extended Pressure/Temperature Ports and Drain Valve/Extended Drain Valve
- D. Circuit Setters: (4"-12") Furnish and install as shown on Drawings and with manufacturer's recommendations Bell & Gossett® Circuit Setter® Plus calibrated balance valve Model CB as manufactured by Xylem.
1. Valves to be designed to allow installing Contractor to pre-set balance points for proportional system balance prior to system start-up.
 2. Valve body shall be constructed out of cast iron and rated for 175 PSIG working pressure (if flanged) or constructed out of ductile iron and rated for 300 PSIG working pressure (if grooved).
 3. Valve shall be a multi-turn globe style valve.
 4. Valve shall include a brass disc.
 5. Valve disc shall have a soft seat design made of EPDM.
 6. (If Flanged) Valves shall include ANSI Class 125# flanged connections.
 7. (If Grooved) Valves shall include grooved end connections.
 8. Valve body shall include two pressure/temperature ports.
 9. Valve shall utilize a calibrated nameplate with position indicator from 0 to 100% open.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

10. Valve shall include a memory button to allow for positioning the valve to the appropriate set position after closing.
 11. Valve temperature range shall be from -4°F (-20°C) to 250°F (121°C).
 12. Valves to have memory stop feature to allow valve to be closed for service and then reopened to set point without disturbing balance position. All valves to have calibrated nameplate to assure specific valve settings. Valves to be leak-tight at full rated working pressure. Valves 4-inch pipe size to be of cast iron body/brass vane construction with differential pressure read-out ports fitted with internal EPT insert and check valve.
- E. Readout Meters: Provide a portable Readout Meter with provision for hanging, capable of indicating pressure differential across a system component. Unit to be complete with all necessary hoses, shut-off and vent valves, and carrying case. Reading range to be .5' to .16'. Read Out Kits to be ITT Bell & Gossett model no. RO-3.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Inspect equipment space locations before beginning installation. Verify that the space is correct for entry and access. Do not proceed with installation of the equipment until unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations for installation of equipment, accessories and components.
- B. All heating, ventilating and air conditioning equipment shall be carefully designed, constructed and installed so as to prevent any objectionable noise or vibration reaching any part of the building outside of the mechanical equipment room. Care shall also be taken to prevent transmission of noise or odor through ductwork into other spaces. The Contractor shall be required to rectify or replace at his own expense, any equipment not complying with the foregoing requirements

3.3 CLEANING

- A. Clean interior and exterior surfaces promptly after installation of equipment and components. Take care to avoid damage to protective coatings and finishes. Remove excess sealants, lubrication, dirt and other foreign substances.

END OF SECTION 230200

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230410 - PIPING, FITTINGS, VALVES AND NOTES (CHILLED WATER)

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements shall govern work in this section. Submit shop drawings for checking and approval.

1.1 PIPING NOTES

- A. The Contractor shall erect all pipe, fittings, valves, hangers, anchors, expansion joints and all accessories specified, indicated on the Drawings or required to assure proper operation of all piping systems installed under this Contract. All piping shall be maintained at a proper level to assure satisfactory operation, venting and drainage. Piping and valves in any locality where possible shall be grouped neatly and shall be run so as to avoid reducing headroom or passage clearance.
- B. All piping shall be new and of the material and weight specified under various services. Steel and wrought iron pipe 2" and larger shall be seamless or lap welded. All piping shall have the maker's name and brand rolled on each length of pipe.
- C. All piping, fittings, valves and strainers shall be cleaned of grease, dirt and scale before installation. All temporary pipe openings shall be kept closed during the performance of the work. The ends of all piping shall be reamed smooth and all burrs removed before installation.
- D. All piping shall be cut accurately to measurements taken on the job. Offset connections shall be installed alignment of vertical to horizontal piping and where required to make a true connection and to provide for expansion. Bent or sprung pipe shall not be installed where shown on Drawings and where necessary to provide for expansion of piping. Cold spring hot lines one-half estimated distance of maximum expansion. Suitable pipe anchors shall be installed where shown or required.
- E. Piping connections shall have unions where necessary for replacement and repair of equipment. Gate valves and controls valves shall be installed where shown and where necessary for proper operation and service.
- F. Vertical piping shall be plumb and horizontal piping shall be parallel to walls and partitions. Piping shall be supported as required to prevent the transmission of noise and vibration.
- G. Work shall include all pipe, fittings, offsets and requirements for the installation of piping of other work including ducts and conduit. Reducing fittings shall be used where pipe changes size. All piping shall be installed with ample clearance to center accurately in sleeves through floors, and walls and partitions.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- H. Piping shall be downgraded to drain connections at low points and upgraded to vent connections at high points unless otherwise noted. Drain connections shall be valved and piped to a floor drain. Vent connections on mains shall be equipped with air vent valves fitted with a copper tube drip line extended to a drain outlet. Vent connections on branches and equipment shall be fitted with key type manual vent cocks.
- I. Drain piping shall be installed from all equipment as required. The Contractor shall extend drain piping and turn down over floor drains.

PART 2 - PRODUCTS

2.1 PIPING (ABOVEGROUND)

- A. All piping installed under this Section of the Specifications shall be in accordance with the following schedule.
 - 1. All piping, except where indicated differently, (i.e. underground piping) shall be standard weight black steel pipe Schedule 40, Grade A53, black steel. Pipe 2" and smaller, cast iron screwed fittings. Pipe 2-1/2" and larger, steel welding fittings. Pipe and fittings as manufactured by National, Wheeling, Bethlehem or equal, manufactured in accordance with ASTM current edition. All pipes must be reamed before installation.
 - 2. Where the Contractor elects to use copper piping, it shall be rigid Type "L" copper, Chase, Anaconda or approved equal. Fittings shall be wrot copper, Nibco, Anaconda, Mueller or approved equal. Where copper piping is used, make all additional provisions for expansion. All condensate piping shall be Type "M" copper, rigid, full size of unit drain tapping, or larger as shown on Drawings.
 - 3. All drainage pipe lines, 2" larger except where galvanized screw pipe is shown on the Drawings or specified hereafter, shall be extra heavy cast iron soil pipe and fittings.
- B. Piping installation shall be arranged for draining through accessible valves at low points.
- C. Threaded short and close nipples shall be Schedule 80, extra heavy weight of the same material as pipe in system in which they are installed.
- D. All bare copper pipe, tubing and fittings shall be cleaned with steel wool and all excess solder shall be removed.

2.2 VALVES

- A. All valves, unless specified or noted otherwise, shall be designed for a working pressure of not less than 200 p.s.i. water or 125 p.s.i. steam with name and pressure rating of valve cast in body. All valves shall be of the same manufacturer, unless specified otherwise. Valves for cut-off shall be gate valves, unless otherwise specified.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- B. All valves of same manufacturer: similar to Jenkins Bros., Walworth, Kennedy or approved equal.
- C. Four inch and larger, flanged; smaller sizes, screwed.
- D. All Gate and Globe valves shall be installed with handle in an upright position.
- E. The Contractor shall furnish and install all valves shown on Drawings and all valves that are necessary for proper operation and maintenance of systems and equipment. All piping connections to each piece of equipment and all branch connections to mains shall have cut-off valves.
- F. The following schedule of valves for steam condensate, hot water, etc. is based on Jenkins Brothers, Inc. catalog numbers (except as noted); equivalent Lukenheimer, Walworth, O-I-C, Crane Fairbanks Company valves will be acceptable.
- G. Ball Valves
 - 1. 1/4" to 2-1/2" rated for 600 p.s.i wog, with brass body, chrome plated brass ball, virgin PTFE seats, and full port with threaded or solder connections.
 - 2. 2-1/2" and larger rated for 200 p.s.i with carbon steel body, stainless steel full port ball, RTFE seats, lever operated to 4" gear operated 6" and above, with flanged end connections.
- H. Gate Valves
 - 1. Up to 2" : Bronze gate solid wedge, inside screw traveling stem union bonnet, - Fig. 47U
 - 2. 2-1/2" and 3" : Iron body, bronze-mounted gate, solid wedge, OS&Y rising stem, -Fig. 650-A
 - 3. 4" and larger: Iron body, bronze-mounted gate, solid wedge, OS&Y rising stem, -Fig. 651-A
- I. Globe Valves
 - 1. Up to 2" : Bronze body, regrinding seat ring and plug, union bonnet, -Fig. 546P
 - 2. 2-1/2" and 3" : Iron body, bronze-mounted globe and angle, regrinding disc and seat ring, OS&Y -Fig. 613
 - 3. All gate valves 6" and larger: Fitted 3/4" by-pass globe valve.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

J. Plug Valves

1. Up to 2" : Lubricated, semi-steel short pattern wrench operated, -Fig. 142
2. 2-1/2" and larger: Lubricated, semi-steel short pattern wrench operated, -Fig. 143
3. Similar to Rockwell Mgd. Co., Jenkins, Kennedy or approved equal.

K. Butterfly Valves used for chilled water, condenser water and hot water shall be the following:

1. 2-1/2" to 12" rated for 175 p.s.i bubble tight close off, 14" and larger for 150 p.s.i close-off.
2. Full lug cast iron body, aluminum bronze disc, stainless steel stem EPDM peroxide cured seat.
3. 2-14" to 6" valves to be equipped with 10 position notch plate and lever lock handle. 8" and larger with handwheel gear operator.
4. On installation, valves to be in full open position when flange bolts are tightened and stem in a horizontal position except when equipped with a chainwheel gear operator.
5. Provide chain wheel gear operator on all valves installed 7 feet or higher.
6. Valves to be designed with replaceable seat and parts kits.
7. Valve to be Bray series 31, Dezurik 637 or Demco.

L. Check Valves

1. 150 p.s.i. WSP class
2. Up to 2" : Bronze, regrinding bronze disc, screw-in cap, -Fig. 762A
3. 2-1/2" and 3" : Iron body, bronze mounted regrinding bronze seat ring and disc, - Fig. 623
4. 4" and larger: Iron body, bronze mounted regrinding bronze seat ring and disc, - Fig. 624

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- M. Drain Valves: All low points shall have drain valves, with hose ends. Where 1/2" and 3/4" sizes are indicated, "Standard" hose end drain valves shall be used. Provide brass hose end drain caps at each drain valve. Where larger than 3/4" drains are shown, gate valve shall be used. Provide brass nipples and reducer from drain valve size to 3/4" terminating with 3/4" hose end drain valve and cap.

2.3 FITTINGS

A. Nipples

1. All nipples shall have clean cut threads and shall be made from new pipe, standard weight for all lengths, except that close and shoulder nipples shall be extra heavy.
2. Fittings - 2-1/2 and Smaller: All fittings shall be standard weight steam pattern gray cast iron, Grinnell, Stockholm or equal approved.
3. Fitting - 3" and Larger: The Contractor has the option to use screwed, flanged or welded fittings so long as all ASME requirements are met.

B. Joints and Unions

1. Threaded joints shall be full and clean cut. The ends of pipe shall be reamed to the full inside diameter, all burrs shall be removed and no more than three threads shall be exposed beyond fittings when made up. Joints shall be made up tight with graphite base pipe joint compound. Exposed threads of ferrous pipe shall be painted with acid-resisting paint after caulking, lampwick or other material will be allowed for correction of defective joints.
2. Flange joints shall be made up perfectly square and tight. Screwed flanges and loose flanges shall be cast iron and welding flanges shall be steel. Flanges shall be faced true and bolted up tight with 1/16" Carlock ring type gasket.
3. Bolts shall be high quality steel with hexagon nuts and heads. The Contractor shall apply grease to threads of bolt.
4. Welded joints in piping shall be by the electric or oxyacetylene process using welding rods if the characteristics similar to pipe material and as recommended by the pipe manufacturer and shall be done in accordance with the ASME Code for pressure piping. Welding shall be done by qualified welders under the requirements of the ASME Boiler and Pressure Vessel Code.
5. The pipe lengths shall be aligned with welding rings and the abutting pipe ends shall be concentric. Prior to welding, the groove and adjacent surfaces shall be thoroughly cleaned of all grease, scale, or rust. During welding, all slag, or flux remaining on the bead shall be removed before laying down the next bead. The

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

welding metal shall be thoroughly fused with the base metal at all sections of the weld. Short lengths of pipe may be beveled on the job with oxyacetylene torch, provided all scale and oxides are removed.

6. Joints shall be butt-welded, single V-type. All fittings shall be steel welding fittings. Elbows and fittings formed with coupling or welded cut pipe sections shall not be acceptable.
 7. Bonney Weldolets or welding saddles may be used for branch connections, which are less than one-half the size of the main to which they connect.
 8. Ground Joint Unions, Flange Connections, Reaming & Filling Ground joint unions shall be 200 lb. s.w.p. for brass. Flanges shall be 150 lb. s.w.p. for brass, 125 lb. s.w.p. for cast iron.
 9. Ground joint unions of flanges shall be used only on exposed accessible piping. Where concealed, right and left nipples and couplings must be used. Where flanged connections are used, full size gaskets must be inserted.
- C. Threads: Shall be standard, clean cut and tapered. All piping shall be reamed free from burrs. All piping shall be kept free of scale and dirt. Caulking of threads will not be permitted. All piping shall be threaded and made up in accordance with the current edition of the ASA Standard Specifications for pipe threads.
- D. Unions
1. Unions for use on ferrous pipe 2" and smaller shall be malleable iron with brass to iron ground joint spherical seat and threaded connections. Unions 2 1/2" and over shall be flanged type with gasket.
 2. Unions for copper tubing shall be cast bronze conforming to ASA B16. The Contractor shall furnish adapters where required for copper pipe.
 3. Where copper pipe connects to ferrous pipe or metals, the Contractor shall furnish EPCO isolating type dielectric unions. Plastic type isolating bushings are not acceptable.
 4. Unions shall be installed wherever necessary for repair or replacement of equipment, valves, strainers, etc. Final connections to equipment shall be made in a manner that will permit removal without cutting of pipelines.
- E. Solder
1. All sweat joints shall be made up with 95/5 solder.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2. Solder shall be National Lead or approved equal. Flux shall be non-toxic and non-corrosive.
3. All copper tubing ends shall be reamed, filed and cleared of burrs and rough edges. All pipes shall be reamed after cutting and threading.

F. Expansion

1. The entire piping installation shall be installed with adequate provision for expansion. No rigid connections will be permitted.
2. Branches shall be of sufficient length and have 3 elbow swings to allow for pipe expansion.
3. Provide expansion joints, guides and anchors equal to "Metra-Flex MetraLoops" where indicated on Drawings or where necessary for proper expansion compensation. Submit shop drawing.
4. Any breaks in the piping within the guarantee period due to improper provision for expansion must be replaced at the expense of this Contractor, and the conditions corrected to prevent future recurrence.
5. Any damages to surrounding areas and equipment due to this failure shall also be repaired and paid for at the expense of the Contractor.
6. Joints to have 150 psi rating, ANSI-B16.5 with liner and cover.

2.4 PIPING SLEEVES

- A. Furnish sleeves built into place for all piping passing through walls, floors or building construction. Sleeves, not less than 1/2" larger in diameter than piping and its covering, if any, and extending full depth of construction pierced. Pack sleeves through walls/floors in accordance with Underwriters' Requirements.
- B. Sleeves piercing exterior walls, integral waterproofed walls shall be standard weight steel piping. Furnish welded center flange buried in construction for sleeves through exterior walls below grade. At exterior walls, make pipes watertight in sleeves with oakum packing and caulked lead joints on both sides of wall. All other sleeves: Galvanized sheet steel with lockseam joints, #22 USSG for 3" or under. Sleeves for piping 4" and larger, #18 USSG.
- C. Pipes passing through interior membrane waterproofed floors, cast iron flashing sleeve, with integral flashing flange and clamping ring, similar to Josam Series #1880. Adjust sleeves to floor construction with steel or wrought iron pipe nipples top and bottom, extending 3" above finished floor. Burn & J.R. Smith are equal.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- D. Pipes passing through membrane waterproofed walls, cast iron flashing sleeve with internal flashing flange and clamping ring similar to Josam Series #1870. Make pipes watertight in sleeves with oakum packing and caulked lead joints. Burn & J.R. Smith are equal.
- E. For flashing sleeves specified in Pars. C and D, lead flashing extended at least 10" around flashing sleeves, securely held in place by clamping device.

2.5 PIPING ENCLOSURES (SMRE)

- A. Where concealed piping in ceilings and wall of finished spaces is not possible vertical or horizontal metal piping enclosures equal to "Sterling" model PCH (horizontal) or PCHV (vertical). Provide all required hangers, supports, corners, brackets, etc. color per Architect.

PART 3 - EXECUTION

3.1 GENERAL NOTES - PIPING NOTES, DRAINING, VENTING AND MISCELLANEOUS WATER SPECIALTIES

- A. Piping shall be installed as indicated on Drawings. Elevations and dimensions are indicated as a guide only and are subject to change with actual job conditions.
- B. Except for drainage piping, which shall pitch down with flow, mains shall pitch upward or be installed dead level as indicated. Horizontal runs shall be parallel to walls.
- C. In general, all branch connections shall be top of bottom 45 degree or 90 degree, pitching up or down from mains.
- D. Where indicated, flexible connectors shall be installed. All final connections to equipment, pumps, units, etc. shall have companion flanged, flange unions or ground joint unions. (125 lbs.)
- E. All piping shall be adequately supported with approved type hangers so as to prevent absolutely any sagging of lines, or any undue strain on pipes or fittings. All pipe lines shall be capped during construction to prevent entry of dirt or other foreign material. All piping lines after erection shall be blown or flushed out to render the piping system as clean as possible before system water is added for operation.
- F. Clean interior and exterior surfaces promptly after installation of equipment and components. Take care to avoid damage to protective coatings and finishes. Remove excess sealants, lubrication, dirt and other foreign substances.
- G. Comply with manufacturer's instructions and recommendations for installation of equipment, accessories and components.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- H. All heating, ventilating and air conditioning equipment shall be carefully designed, constructed and installed so as to prevent any objectionable noise or vibration reaching any part of the building outside of the mechanical equipment room. The Contractor shall be required to rectify or replace at his own expense, any equipment not complying with the foregoing requirements.

3.2 DRAINING

- A. All low points shall have drain valves with hose ends. Where 1/2" and 3/4" sizes are indicated, "Standard" hose end drain valves shall be used. Provide brass hose end drain caps at each drain valve. Where larger than 3/4" drains are shown, gate valve shall be used. Provide brass nipple and reducer from drain valve size to 3/4" terminating with 3/4" hose end drain valve and cap.

3.3 WATER SPECIALTIES

- A. Air Vents: Install at all high points automatic air vents to eliminate air binding. All automatic air vents shall be approved heavy duty type equipped with petcocks and tubing for manual venting. All vents installed in coils, etc. shall be of manual key operated type. All vents concealed from view shall be accessible through access doors. Vents shall be by Hoffman, Anderson or Bell & Gossett, 125 p.s.i.g. rated.
- B. Pressure Gauge: Furnish and install pressure gauges on suction and discharge sides of each pump and as required to check operation of equipment; pressure gauges shall have 4-1/2" diameter dials, Ashton, Ashcroft or approved equal.
- C. Install thermometers at all locations in piping system as noted on Drawings and as required to check system performance. Thermometers shall be installed at the supply and return of coils and 3-way diverting valves as manufactured by Trerice, Weksler or Moeller, with 4-1/2 inch face, cast aluminum case, chrome plated steel ring, white background with black embossed markings, glass window, stainless steel pointer, brass movement, 316 stainless steel bulb. Provide separable, universal angle sockets for all thermometers.

END OF SECTION 230410

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230420 - SUPPORTS, SLEEVES AND PLATES

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern work in this section. Submit shop drawings for checking and approval.

1.1 DESCRIPTION OF WORK

- A. This Contractor shall furnish and install all plates, hangers and supports for his equipment including piping, headers, fans expansion tank, ductwork, etc.
- B. All ductwork, piping and equipment shall be hung or supported from structural members only.

PART 2 - PRODUCTS

2.1 PIPING, DUCTWORK AND EQUIPMENT

- A. All piping shall be supported from building structure in a neat and workmanlike manner wherever possible, parallel runs of horizontal piping shall be grouped together on trapeze hangers. Vertical risers shall be supported at each floor line with steel pipe clamps. Use of wire perforated metal to support pipes will not be permitted. Hanging pipes from other pipes will not be permitted.
- B. Necessary structural members, hangers and supports of approved design to keep piping in proper alignment and prevent transmission of injurious thrusts and vibrations shall be furnished and installed. In all cases where hangers, brackets, etc., are supported from concrete construction, care shall be taken not to weaken concrete or penetrate waterproofing.
- C. All hangers and supports shall be capable of screw adjustment after piping is erected. Hangers supporting piping expanding into loops, bends and offsets shall be secured to the building structure in such a manner that horizontal adjustment perpendicular to the run of piping supported may be made to accommodate displacement due to expansion. All such hangers shall be finally adjusted, both in the vertical and horizontal direction, when the supported piping is hot.
- D. Pipe hangers shall be as manufactured by Grinnell, whose catalog numbers are given herein, or equivalent Carpenter and Paterson, or F&S Mfg. Co.
- E. Piping shall be supported as follows unless otherwise indicated on the Drawings:
 - 1. Heating piping shall be 1-1/2 " and smaller Fig. #260 adjustable clevis hanger. 2" and larger Fig. #174 one-rod swivel roll hanger.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2. Two-rod hangers shall be used for piping close to the ceiling slab or where conditions prohibit use of other hanger types.
 3. Anchors for hanger rods shall be Phillips "Red Head" self-drilling type. Anchors shall be placed only in vertical surfaces.
 4. Spacing of pipe supports shall not exceed 8 feet for pipes up to 1-1/2" and 10 feet on all other piping.
 5. Hangers shall pass around insulation and a 16 gauge steel protective cradle; 12" long shall be inserted between hangers and insulation. Insulation under cradle shall be high density calcium silicate or approved equal to prevent crushing.
 6. All piping shall be supported to allow free movement where expanding or contracting. Pipe shall be anchored as required or directed.
 7. All lateral runs of piping shall be securely supported on hangers, rolls, brackets, etc. and in manner to allow for proper expansion and elimination of vibration.
 8. 2" and smaller pipe, where run on walls, shall be supported on wrought iron "J" hook brackets with anchor bolts.
 9. All horizontal pipes, where run overhead or on walls, shall be supported as follows unless otherwise indicated:
 - a. On adjustable steel clevis type hangers suspended on hanger rods, pipe sizes up to and including 4".
- F. Space limitations in hung ceilings spaces and conditions in other locations may require use of other type of hangers than those specified above. Suitable and approved pipe hangers shall be provided for such job conditions.
- G. All supports shall be fastened to structural members or additional steel supports furnished by this Contractor.
- H. Hanger rods shall be steel, threaded with nuts and lock nuts sizes in accordance with the following schedule:

<u>Pipe Size</u>	<u>Rod Size</u>
3/4" to 2" inclusive	3/8"
2-1/2" and 3' inclusive	1/2"
4" and 5" inclusive	5/8"
6"	3/4"
8" to 12" inclusive	7/8"

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- I. Hangers for copper tubing shall be tacked up with formed lead sheet on which tubing or pipe shall be placed.
- J. Where pipes pass through masonry, concrete walls, foundations, or floors, this Contractor shall set sleeves as are necessary for passage of pipes. These sleeves shall be of sufficient size to permit insulation where required to be provided around pipe passing through. This Contractor shall be responsible for exact location of these sleeves.
- K. Sleeves shall not be used in any portion of building where use of same would impair strength of construction features of the building. Inserts for supporting lateral pipes and equipment shall be placed and secured to form work, and all sleeves inserts locations shall be thoroughly checked with Architect so as not to conflict with other trades.
- L. Where pipes pass through floor or walls, they shall be provided with chromium plated escutcheons.
- M. Anchor horizontal piping where indicated and wherever necessary to localize expansion or prevent undue strain on branches. Anchors: Heavy forged construction entirely separate from supports.
- N. Anchor vertical piping wherever indicated and wherever necessary to prevent undue strain on offsets and branches. Anchors, unless otherwise noted: Heavy steel clamps securely bolted and welded to pipes. Extension ends shall bear on building construction.
- O. Ducts shall be hung with 1" x 1/8" metal straps. When width of duct is less than 48", hangers shall be fastened to side of ducts. Auxiliary steel supports that may be required for all mechanical equipment shall be furnished and installed by this Contractor. All operating equipment including fans, piping, etc. shall be supported so as to produce minimum amount of noise transmission.
- P. Refer to "General Conditions" as well.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Inspect equipment space locations before beginning installation. Verify that the space is correct for entry and access. Do not proceed with installation of the equipment until unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations for installation of equipment, accessories and components.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- B. All heating, ventilating and air conditioning equipment shall be carefully designed, constructed and installed so as to prevent any objectionable noise or vibration reaching any part of the building outside of the mechanical equipment room. Care shall also be taken to prevent transmission of noise or odor through ductwork into other spaces. The Contractor shall be required to rectify or replace at his own expense, any equipment not complying with the foregoing requirements.

3.3 CLEANING

- A. Clean interior and exterior surfaces promptly after installation of equipment and components. Take care to avoid damage to protective coatings and finishes. Remove excess sealants, lubrication, dirt and other foreign substances.

END OF SECTION 230420

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230430 - INSULATION AND COVERINGS

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern work in this section. Submit shop drawings for checking and approval.

1.1 DESCRIPTION OF WORK

- A. Furnish insulation for all piping, equipment and sheetmetal work as noted.
- B. Insulate no piping, ducts or equipment until tested and approved for tightness. All piping and ducts shall be dry when covered. Where existing insulation has been damaged, altered or removed during the course of the work, it shall be replaced with new insulation in a neat manner to match the adjacent insulation.
- C. All insulation must be done by an approved Sub-Contractor or by mechanics skilled in this line of work.
- D. Fire hazard classification shall be 2550 per ASTM E-84, NFPA 255 and UL 723. Insulation shall be rated non-combustible type classified flame spread - 25, smoke developed - 50.

PART 2 - PRODUCTS

2.1 PIPING / EQUIPMENT (INDOOR)

- A. All new or altered heating and chilled water system supply and return piping shall be covered with Manville Micro-Lok or equal approved fiberglass insulation with all service (factory applied) vapor retardant jacket. Seal with type H mastic.
- B. Fittings shall be insulated with same material and thickness as adjoining pipe insulation and shall be pre-molded fittings or mitre cut segmental insulation wired on. Over the insulation, apply a wrapper of OCF glass cloth sealed with type H mastic. Apply aluminum bands on pipe covering in addition to self-sealing feature.
- C. Insulation Material: Molded fibrous glass insulation, density not less than 4 lbs. per cubic foot.
- D. Insulation Thickness: Shall be in accordance with the latest edition of the New York State Energy Conservation Construction Code C403.11.
- E. Jacket and Finish: White flame retardant type, meeting all requirements of "Fire Hazard Classification" of NFPA, similar to "Fiberglass" Type FRJ, Insul-Coustic, Johns-Manville or approved equal.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

F. Insulation and Finishes for Fittings, Valves and Flanges

1. Valves, fittings and flanges other than vapor seal insulation: Insulated in same manner and same thickness as piping in which installed.
2. Use pre-molded sectional covering where available; otherwise use mitered segments of pipe covering.
3. Obtain written approval prior to using other than molded sectional covering.

G. Vapor seal Insulation for Valves, Fittings and Flanges: Same as above, except joints sealed with vapor barrier adhesive and wrapped with glass mesh tape. Each fitting shall be finished with two coats of vapor seal mastic adhesive.

H. Jacket and Finishes: Exposed fittings - 6 oz. canvas jacket adhered with lagging adhesive.

I. Concealed fittings: Standard weight canvas jacket adhered with lagging adhesive and with bands of 18 gauge copper coated steel - 2 bands at elbows, 3 at tee.

J. Insulation at Pipe Hangers

1. Where shields are specified at hangers on piping with fibrous glass covering, provide load bearing calcium silicate between shields and piping as follows:
 - a. For pipe covering without vapor barrier jacket, furnish at each shield 12" - long calcium silicate section with canvas section with canvas jacket continuous between shield and insulation.
 - b. For pipe covering with vapor barrier jacket, furnish at each shield 12" - long vapor barrier jacket section with section of fibrous glass replaced with section of calcium silicate. Vapor barrier jacket, continuous between shield and insulation for continuous vapor barrier.

K. Condensate drain piping shall be insulated with 1/2" Armacell or approved equal closed cell insulation.

L. Refrigerant piping shall be insulated with Armacell or approved equal closed cell insulation. Thickness shall be in accordance with the latest edition of the New York State Energy Conservation Code C403.11.

M. Equipment

1. Secure fibrous glass block or board insulation in place with wire or galvanized steel bands.
 - a. Small Areas: Secure insulation with 16 gauge wire on maximum 6" centers.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- b. Large Areas: Secure insulation with 14 gauge wire or .015" thick by 1/2" wide galvanized steel bands on maximum 10" centers. Stagger insulation joints.
 - c. Irregular Surfaces: Where application of block or board insulation is not practical insulate with insulating cement built-up to same thickness as adjoining insulation.
- 2. Fill joints, voids and irregular surfaces with insulating cement to a uniform thickness.
 - 3. Stretch wire mesh over entire insulated surface and secure to anchors with wire edges laced together.
 - 4. Apply finishing cement, total of 1/2" thick, in 1/4" thick coats. Trowel second coat to a smooth hard finish.
 - 5. Neatly bevel insulation around handholes, cleanouts, ASME stamp, manufacturer's nametag and catalog number.

N. Insulated Covers for Pumps

- 1. Do not extend pump insulation beyond or interfere with stuffing boxes or interfere with adjustment and servicing of parts regular maintenance or operating attention.

2.2 PIPING (OUTDOOR)

- A. All supply and return piping shall be or approved equal covered with insulation in accordance with the latest edition of the New York Energy Conservation code C403.11.
- B. Insulation shall be complete elastomeric insulation system coupled with a multi-layered covering, resistant to ultraviolet rays and atmospheric agents. The plastic / aluminum cladding provides a secondary moisture vapor barrier to the inherently moisture-resistant closed cell foam core. The insulation cladding shall be a minimum of .016" thick. Provide 2" wide tape for seams and 8" wide tape for edges and corner with matching cladding covering. All seams and joints shall be weatherproof.
- C. Insulation shall conform with ASTM C 534 Type 1, Grade 1 and shall be manufactured by K-Flex USA Model K-FLEX CLAD AL, (K-FLEX CLAD IN for extreme environmental conditions), Armacell Model ARMATUFF SA or approved equal.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

PART 3 - EXECUTION

3.1 INSPECTION

- A. Inspect equipment space locations before beginning installation. Verify that the space is correct for entry and access. Do not proceed with installation of the equipment until unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations for installation of equipment, accessories and components.
- B. All heating, ventilating and air conditioning equipment shall be carefully designed, constructed and installed so as to prevent any objectionable noise or vibration reaching any part of the building outside of the mechanical equipment room. Care shall also be taken to prevent transmission of noise or odor through ductwork into other spaces. The Contractor shall be required to rectify or replace at his own expense, any equipment not complying with the foregoing requirements.

3.3 CLEANING

- A. Clean interior and exterior surfaces promptly after installation of equipment and components. Take care to avoid damage to protective coatings and finishes. Remove excess sealants, lubrication, dirt and other foreign substances.

END OF SECTION 230430

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230460 - AUTOMATIC TEMPERATURE CONTROLS

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern work in this section. Submit shop drawings for checking and approval.

Subcontractor must familiarize himself with the terms of the above documents.

1.1 QUALIFICATIONS OF BIDDER

- A. All bidders must be building automation contractors in the business of installing direct digital control building automation systems for a minimum of 10 years.
- B. All bidders must have an office in the within 50 miles of jobsite.
- C. All bidders must be authorized distributors or branch offices of the manufacturers specified.
- D. All bidders 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.

1.2 SCOPE OF WORK

- A. This Contractor shall furnish an electronic system of temperature controls. The District has standardized on Honeywell. All submitted controls shall be directly compatible with existing hardware and software without patch panels or translators or any kind. The ATC Sub-Contractor shall be subject to the District's approval. Communications between the schools is via their Ethernet LAN and remote access is via the Web or Local Intranet. The intent of this specification is to extend and interoperate with this system and to provide a peer-to-peer, networked, distributed control system for the temperature control work that is part of this project. All components, software and operation shall be interoperable with the existing building automation system via the Niagara Framework in the District. The installed system will interface directly with the existing proprietary as well as open protocol systems, including the existing District network, dynamic color graphics software and programming software. The existing software and database will be modified to accept the new equipment being installed under this project to maintain integrity for centralized scheduling, trending, programming and alarming. PC Desktop icons that "link" to a separate EMS system are not acceptable. Any costs associated with connecting to the existing energy management system, including licensed software, programming, training etc. shall be part of the controls contractor's bid. The contractor must demonstrate their ability to perform the integration to the existing Schneider Electric systems prior to submittal acceptance and invoicing.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- B. Only licensed software toolsets will be acceptable for integration work. All systems as described in the sequence of operation will be shown via dynamic Web based graphics with all pertinent system alarms for proper operation and maintenance. The use of separate PC workstations, gateways, metalinks, replacement of existing controllers and control devices and additional software graphic packages to accomplish this integration will not be accepted.
- C. Prospective bidders shall visit the School District Buildings to verify existing DDC controls equipment and Contractor's ability to be compatible with these controls before bid. Contact the Schools Supt. of Buildings and Grounds for details. Contractor shall provide Web based graphics for controlled equipment that matches the functionality and appearance of the graphics already in use on the existing system. Contractor shall configure graphic display to meet Owner and Engineer requirements.
- D. The Temperature Controls Contractor (TCC) shall provide each of the following portions of the complete EMCS as a standalone system that can communicate with any other DDC system which is following the same protocol.
 - 1. Operator Workstations: Upgrade software and Databases in the district and provide guaranteed seamless two way communications via the Internet and District LAN, including full control, with both all existing DDC systems currently under control and the DDC system provided as a part of this project. The OWS's shall monitor, display, and control information from the DDC systems through one software package. Rebooting of the OWS to access the existing building's multiple systems is not acceptable. Use of separate "Icons" to access multiple DDC systems is not acceptable. The existing database shall be modified to incorporate the work of this project.
 - a. The system OWS's shall meet the hardware and performance requirements of this specification.
 - b. The OWS's shall allow customization of the system as described in this specification.
 - 2. The OWS's shall:
 - a. Provide new color graphic control screens for all equipment provided or modified as part of this project, as outlined below and on the drawings.
 - b. Allow operators to view and work (read and write) all DDC points associated with all DDC equipment provided or modified as part of this project, including all existing DDC points.
 - c. Allow for custom graphics and/or control programming generation for any existing or new equipment.
 - d. Provide seamless continuity of graphics and existing functionality for all existing Owner's equipment currently under DDC control.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- E. All proposed controls contractors that intend on interoperating with the existing DDC system utilizing DDC controls other than those presently installed in the district, shall submit a Technical Proposal, complete with the diagrams, Specifications Compliance Reports, product information, and supporting documentation outlined below. The technical proposal will be utilized to evaluate the methodology that will be used to implement the interoperation and integration of the new controls of this project into the existing district wide energy management system. It will also be used as a basis for vendor qualification on for the project. Arrange the Technical Proposal in order of the specification article numbers.
1. Provide a list of local jobs (three minimum) of similar type and size the bidder has installed, utilizing the products proposed for this project, with owner's representatives' names and telephone numbers for reference. This list should directly reflect:
 - a. Projects that include direct integration to third party microprocessor controllers of the type specified within the scope where an integration and interoperation of Lon Works controls has been successfully achieved between two different manufacturers' controls systems.
 - i. EMCS network wiring diagram showing interconnection of all panels, workstations, system printer(s) etc. A diagram describing system architecture for this project with product code numbers for workstation, network controllers, application specific controllers, transducers, sensors, communication network, etc.
 2. Provide information on owner training provided as part of the bid package as well as additional opportunities and factory schools available with associated cost. Include details of operator HVAC Training System as specified herein.
 3. Specification Compliance Report. Provide specification compliance report that addresses every paragraph within this specification section utilizing an outline format, as follows:
 - a. Comply-bid package complies without exception;
 - b. Exception – bid package meets the functional intent, but not the letter of the specification. For each paragraph that an exception is taken, identify all deviations from what is specified in the given paragraph and provide a description of what is excluded, what is included, and how the contractor intends to meet the functional intent;
 - c. Does not comply – bid package cannot meet specified function and will not be provided.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- d. For all paragraphs in this specification section, indicates as "Comply" or "Exception" or "Does not comply". Provide and reference factory product documentation to substantiate compliance.
- 4. Provide a statement that all products used on this project are of current manufacture and are readily available through multiple distribution channels. Products in "field testing" status are not acceptable.
- G. 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.
- H. Prior to commencement of schedule programming meet with Owner to discuss block/individual scheduling of system/equipment and alarm protocols. Review equipment designations and graphics screens to be provided. Take minutes of this meeting and issue them to the Construction Manager/Owner's representative.
- I. All temperature control wiring regardless of voltage shall be done by this Contractor. This shall include power wiring of control panels/components from available spare circuits in electrical panels. The automatic temperature control manufacturer shall provide wiring diagrams, field supervision and one (1) year guarantee on the installed DDC system and three (3) year factory warrantee on all control equipment manufactured by the DDC manufacturer.
- J. Thermostats, temperature sensors, heating control devices, etc. are indicated on the Drawings in general. Provide any additional devices required to carry out project intent as herein described.
- K. Thermostats/Temperature sensors in areas subject to vandalism shall have in addition separately mounted extra heavy guards. Submit sample.
- L. Contractor shall include all new heating control devices, thermostats, etc. indicated on Drawings or that is part of a new system.
- M. Contractor shall furnish all necessary electrical controls, motor starters, switches, etc. for proper operation of equipment furnished by him under this Contract, and as herein noted.
- N. Point and component lists are to be used as a guide. If the sequence of operation requires additional points/control devices, this Contractor shall be responsible for providing same.
- O. All control system components installed shall be manufactured by the DDC system manufacturer.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- P. Communications cabling shall be run in hallways above hung ceiling with plenum cable and wiremold where exposed.
- Q. Removals shall include switches, relays, electric components not required for the new intent. Do not leave behind items with no function. Provide appropriate blanking plates/patching where removals occur in finished spaces.
- R. Provide services and manpower necessary for commissioning of system in coordination with the HVAC Contractor, Balancing Contractor, Owner's representative, and Commissioning Authority.

1.3 SOFTWARE CODE

- A. Owner shall be furnished with a complete, hard-bound copy of all installed software code. Final payment shall be contingent upon this requirement being met.

1.4 CODE COMPLIANCE

- A. Provide components and ancillary equipment, which are UL-916 listed and labeled.
- B. 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.
- C. All wiring shall conform to the National Electrical Code.
- D. Comply with FCC rules, Part 15 regarding Class A radiation for computing devices and low power communication equipment operating in commercial environments.
- E. Comply with FCC, Part 68 rules for telephone modems and data sets.

1.5 SUBMITTALS

- A. All shop drawings shall be prepared in Visio Professional or AutoCAD software. In addition to the Drawings, the Contractor shall furnish a CD containing the identical information. Drawings shall be B size or larger.
- B. 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 will be allowed where appropriate.
- C. Submittal data shall contain manufacturer's data on all hardware and software products required by the Specification. Valve damper and airflow station schedules shall indicate size, configuration, capacity and location of all equipment.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- D. 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.
- E. Submit 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.
- F. 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.

1.6 SYSTEM STARTUP AND COMMISSIONING

- A. 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 commissioning phase. A written report will be submitted to the Owner indicating that the installed system has been started and balanced in accordance with the Drawings and Specifications.
- B. The ATC Contractor shall set in operating condition all major equipment and systems, such as heating, cooling, heat recovery and all air handling systems, in the presence of the equipment manufacturer's representatives, as applicable, and the Owner and Architect's representatives. The ATC contractor shall work with the Commissioning Authority as required until all associated HVAC equipment is fully commissioned to the satisfaction of the Commissioning Authority.
- C. The ATC Contractor shall provide all manpower and engineering services required to assist the HVAC Contractor, Balancing Contractor, and Commissioning Authority in testing, adjusting, and balancing all systems in the building Scope of Work. The Contractor shall have a trained technician available on request during the balancing and commissioning of the systems. The Contractor shall coordinate all requirements to provide a complete air balance with the Balancing Contractor and Commissioning Authority and shall include all labor and materials in his Contract.
- D. Refer to specification section 23 0485 HVAC Systems Commissioning.

1.7 OPERATING AND MAINTENANCE MANUALS

- A. The operation and maintenance manuals shall contain all information necessary for the operation, maintenance, replacement, installation and parts procurement for the entire system. This documentation shall include specific part numbers and software versions and dates. A complete list of recommended spare parts shall be included with the lead-

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

time and expected frequency of use of each part clearly identified.

- B. Following project completion and testing, the 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 CD.

1.8 WARRANTY

- A. The Contractor shall provide system warranty for 12 months after system acceptance or beneficial use by the Owner. During the warranty period, the 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.
- B. Updates to the manufacturer's software shall be provided at no charge during the warranty period.

1.9 SPECIFICATION NOMENCLATURE

- A. Acronyms used in this specification are as follows:
 - 1. EMCS Energy Management and Control System
 - 2. NAC Network Area Controller
 - 3. IDC Interoperable Digital Controller
 - 4. FUI Full User Interface
 - 5. BUI Browser User Interface
 - 6. POT Portable Operator's Terminal
 - 7. PMI Power Measurement Interface
 - 8. DDC Direct Digital Controls
 - 9. LAN Local Area Network
 - 10. WAN Wide Area Network
 - 11. OOT Object Oriented Technology
 - 12. PICS Product Interoperability Compliance Statement

PART 2 - PRODUCTS

2.1 GENERAL

- A. The Energy Management Control System (EMCS) shall be comprised of a network of interoperable, stand-alone digital controllers, a computer system, graphical user interface software, portable operator terminals, printers, network devices and other devices as specified herein.
- B. The installed system shall provide secure password access to all features, functions and data contained in the overall EMCS.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2.2 OPEN, INTEROPERABLE, INTEGRATED ARCHITECTURES

- A. The intent of this specification is to provide a peer-to-peer networked, stand-alone, distributed control system with the capability to integrate Lon Works and Schneider Electric Network 8000 technology communication protocols in one open, interoperable system.
- B. The programming computer software shall employ object-oriented technology (OOT) for representation of all data and control devices within the system. In addition, adherence to industry standards including ANSI / ASHRAE™ Standard 135-1995, to assure interoperability between all system components is required. For each Lon Works device that does not have Lon Work certification, the device supplier must provide an XIF file for the device. All components and controllers supplied under this contract shall be true “peer-to-peer” communicating devices. Components or controllers requiring “polling” by a host to pass data shall not be acceptable.
- C. The supplied system must incorporate the ability to access all data using Java enabled browsers without requiring proprietary operator interface and configuration programs. An Open Database Connectivity (ODBC) or Structured Query Language (SQL) compliant server database is required for all system database parameter storage. This data shall reside on a supplier-installed server for all database access. Systems requiring proprietary database or proprietary user interface programs shall not be acceptable.
- D. A hierarchical topology is required to assure reasonable system response times and to manage the flow and sharing of data without unduly burdening the customer’s internal Intranet network. Systems employing a “flat” single tiered architecture shall not be acceptable.
 - 1. Maximum acceptable response time from any alarm occurrence (at the point of origin) to the point of annunciation shall not exceed 5 seconds for network connected user interfaces.
 - 2. Maximum acceptable response time from any alarm occurrence (at the point of origin) to the point of annunciation shall not exceed 60 seconds for remote or dial-up connected user interfaces.

2.3 NETWORKS

- A. The Local Area Network (LAN) shall be either a 10 or 100 Megabits/sec Ethernet network supporting, Java, XML, HTTP, and CORBA IIOP for maximum flexibility for integration of building data with enterprise information systems and providing support for multiple Network Area Controllers (NACs), Browser User Interfaces (BUIs) and/or Full User Interfaces (FUIs).

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- B. Local area network minimum physical and media access requirements:
1. Ethernet; IEEE standard 802.3
 2. Cable; 10 Base-T, UTP-8 wire, category 5
 3. Minimum throughput; 10 Mbps, with ability to increase to 100 Mbps

2.4 NETWORK ACCESS

A. Remote Access

1. For Local Area Network installations, provide access to the LAN from a remote location, via the Internet. The owner shall provide a connection to the Internet to enable this access via high-speed cable modem, asynchronous digital subscriber line (ADSL) modem, and ISDN line, T1 Line or via the customer's Intranet to a corporate server providing access to an Internet Service Provider (ISP). Owner agrees to pay monthly access charges for connection and ISP.
2. Where no Local Area Network exists, EMCS supplier shall provide the following:
 - a. 8 Port Ethernet hub (3Com, or equal)
 - b. Ethernet router (Cisco or equal)
3. The owner shall provide a connection to the Internet to enable this access via high-speed cable modem, asynchronous digital subscriber line (ADSL) modem, ISDN line or T1 Line. Owner agrees to pay monthly access charges for connection and ISP.

2.5 NETWORK AREA CONTROLLER (NAC)

- A. The Network Area Controller (NAC) shall provide the interface between the LAN or WAN and the field control devices and provide global supervisory control functions over the control devices connected to the NAC. It shall be capable of executing application control programs to provide:
1. Calendar functions
 2. Scheduling
 3. Trending
 4. Alarm monitoring and routing
 5. Time synchronization
 6. Integration of Lon Works controller data
 7. Network Management functions for all Lon Works based devices
- B. The Network Area Controller must provide the following hardware features as a minimum:
1. One Ethernet Port -10 / 100 Mbps.
 2. One RS-232 port.
 3. One Lon Works Interface Port – 78KB FTT-10A.
 4. Battery Backup.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

5. Flash memory for long term data backup (If battery backup or flash memory is not supplied, the controller must contain a hard disk with at least 1 gigabyte storage capacity)
 6. The NAC must be capable of operation over a temperature range of 0 to 55°C.
 7. The NAC must be capable of withstanding storage temperatures of between 0 and 70°C.
 8. The NAC must be capable of operation over a humidity range of 5 to 95% RH, non-condensing.
- C. The NAC shall provide multiple user access to the system and support for ODBC or SQL. A database resident on the NAC shall be an ODBC-compliant database or must provide an ODBC data access mechanism to read and write data stored within it.
- D. The NAC shall support standard Web browser access via the Intranet/Internet. It shall support a minimum of 16 simultaneous users.
- E. Event Alarm Notification and Actions
1. The NAC shall provide alarm recognition, storage; routing, management, and analysis to supplement distributed capabilities of equipment or application specific controllers.
 2. The NAC shall be able to route any alarm condition to any defined user location whether connected to a local network or remote via dial-up, telephone connection, or wide-area network.
 3. Alarm generation shall be selectable for annunciation type and acknowledgement requirements including but limited to:
 - a. To alarm
 - b. Return to normal
 - c. To fault
 4. Provide for the creation of an unlimited number of alarm classes for the purpose of routing types and or classes of alarms, i.e.: security, HVAC, Fire, etc.
 5. Provide timed (schedule) routing of alarms by class, object, group, or node.
 6. Provide alarm generation from binary object "runtime" and /or event counts for equipment maintenance. The user shall be able to reset runtime or event count values with appropriate password control.
- F. Control equipment and network failures shall be treated as alarms and annunciated.
- G. Alarms shall be annunciated in any of the following manners as defined by the user:
1. Screen message text
 2. Email of the complete alarm message to multiple recipients. Provide the ability to route and email alarms based on:
 - a. Day of week
 - b. Time of day

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- c. Recipient
 - 3. Pagers via paging services that initiate a page on receipt of email message
 - 4. Graphic with flashing alarm object(s)
 - 5. Printed message, routed directly to a dedicated alarm printer
 - H. The following shall be recorded by the NAC for each alarm (at a minimum):
 - 1. Time and date
 - 2. Location (building, floor, zone, office number, etc.)
 - 3. Equipment (air handler #, access way, etc.)
 - 4. Acknowledge time, date, and user who issued acknowledgement.
 - 5. Number of occurrences since last acknowledgement.
 - I. Alarm actions may be initiated by user defined programmable objects created for that purpose.
 - J. Defined users shall be given proper access to acknowledge any alarm, or specific types or classes of alarms defined by the user.
 - K. A log of all alarms shall be maintained by the NAC and/or a server (if configured in the system) and shall be available for review by the user.
 - L. Provide a "query" feature to allow review of specific alarms by user-defined parameters.
 - M. A separate log for system alerts (controller failures, network failures, etc.) shall be provided and available for review by the user.
 - N. An Error Log to record invalid property changes or commands shall be provided and available for review by the user.
- 2.6 DATA COLLECTION AND STORAGE
- A. The NAC shall have the ability to collect data for any property of any object and store this data for future use.
 - B. The data collection shall be performed by log objects, resident in the NAC that shall have, at a minimum, the following configurable properties:
 - 1. Designating the log as interval or deviation.
 - 2. For interval logs, the object shall be configured for time of day, day of week and the sample collection interval.
 - 3. For deviation logs, the object shall be configured for the deviation of a variable to a fixed value. This value, when reached, will initiate logging of the object.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

4. For all logs, provide the ability to set the maximum number of data stores for the log and to set whether the log will stop collecting when full, or rollover the data on a first-in, first-out basis.
 5. Each log shall have the ability to have its data cleared on a time-based event or by a user-defined event or action.
- C. All log data shall be stored in a relational database in the NAC and the data shall be accessed from a server (if the system is so configured) or a standard Web Browser.
- D. All log data, when accessed from a server, shall be capable of being manipulated using standard SQL statements.
- E. All log data shall be available to the user in the following data formats:
1. HTML
 2. XML
 3. Plain Text
 4. Comma or tab separated values
- F. Systems that do not provide log data in HTML and XML formats at a minimum shall not be acceptable.
- G. The NAC shall have the ability to archive its log data either locally (to itself), or remotely to a server or other NAC on the network. Provide the ability to configure the following archiving properties, at a minimum:
1. Archive on time of day.
 2. Archive on user-defined number of data stores in the log (buffer size).
 3. Archive when log has reached its user-defined capacity of data stores.
 4. Provide ability to clear logs once archived.

2.7 AUDIT LOG

- A. Provide and maintain an Audit Log that tracks all activities performed on the NAC. Provide the ability to specify a buffer size for the log and the ability to archive log based on time or when the log has reached its user-defined buffer size. Provide the ability to archive the log locally (to the NAC), to another NAC on the network, or to a server. For each log entry, provide the following data:
1. Time and date
 2. User ID
 3. Change or activity: i.e., Change setpoint, add or delete objects, commands, etc.

2.8 DATABASE BACKUP AND STORAGE

- A. The NAC shall have the ability to automatically backup its database. The database shall be backed up based on a user-defined time interval.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- B. Copies of the current database and, at the most recently saved database shall be stored in the NAC. The age of the most recently saved database is dependent on the user-defined database save interval.
- C. The NAC database shall be stored, at a minimum, in XML format to allow for user viewing and editing, if desired. Other formats are acceptable as well, as long as XML format is supported.

2.9 INTEROPERABLE DIGITAL CONTROLLER (IDC)

- A. Controls shall be microprocessor based Interoperable Lon Mark™ or Lon Works Controllers (IDC). Where possible, all Interoperable Digital Controllers shall bear the applicable Lon Mark™ interoperability logo on each product delivered.
- B. HVAC control shall be accomplished using Lon Mark™ based devices where the application has a Lon Mark profile defined. Where Lon Mark devices are not available for a particular application, devices based on Lon Works shall be acceptable. For each Lon Works device that does not have Lon Mark certification, the device supplier must provide an XIF file for the device. Publicly available specifications for the Applications Programming Interface (API) must be provided for each Lon Works / Lon Mark controller defining the programming or setup of each device. All programming, documentation and programming tools necessary to set up and configure the supplied devices per the specified sequences of operation shall be provided.
- C. The Lon Works network trunk shall be run to the nearest Network Area Controller (NAC). A maximum of 126 devices may occupy any one Lon Works trunk and must be installed in buss architecture using the appropriate trunk termination device. All Lon Works and Lon Mark devices must be supplied using FTT-10A Lon Works communications transceivers.
- D. The Network Area Controller will provide all scheduling, alarming, trending, and network management for the Lon Mark / Lon Works based devices.
- E. The IDCs shall communicate with the NAC at a baud rate of not less than 78.8K baud. The IDC shall provide LED indication of communication and controller performance to the technician, without cover removal.
- F. All IDCs shall be fully application programmable and shall at all times maintain their LONMARK certification. Controllers offering application selection only (non-programmable), require a 10% spare point capacity to be provided for all applications. All control sequences within or programmed into the IDC shall be stored in non-volatile memory, which is not dependent upon the presence of a battery, to be retained.
- G. The supplier of any programmable IDC shall provide one copy of the manufacturer's programming tool, with documentation, to the owner.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2.10 FULL USER INTERFACE SOFTWARE

- A. Operating System: The FUI shall run on Microsoft Windows NT Workstation 4.0, Service Pack 4 or later.
- B. The FUI shall employ browser-like functionality for ease of navigation. It shall include a tree view (similar to Windows Explorer) for quick viewing of, and access to, the hierarchical structure of the database. In addition, menu-pull downs, and toolbars shall employ buttons, commands and navigation to permit the operator to perform tasks with a minimum knowledge of the HVAC Control System and basic computing skills. These shall include, but are not limited to, forward/backward buttons, home button, and a context sensitive locator line (similar to a URL line), that displays the location and the selected object identification.
- C. Real-Time Displays. The FUI, shall at a minimum, support the following graphical features and functions:
 - 1. Graphic screens shall be developed using any drawing package capable of generating a GIF, BMP, or JPG file format. Use of proprietary graphic file formats shall not be acceptable. In addition to, or in lieu of a graphic background, the FUI shall support the use of scanned pictures.
 - 2. Graphic screens shall have the capability to contain objects for text, real-time values, animation, color spectrum objects, logs, graphs, HTML or XML document links, schedule objects, hyperlinks to other URL's, and links to other graphic screens.
 - 3. Graphics shall support layering and each graphic object shall be configurable for assignment to a layer. A minimum of six layers shall be supported.
 - 4. Modifying common application objects, such as schedules, calendars, and set points shall be accomplished in a graphical manner.
 - a. Schedule times will be adjusted using a graphical slider, without requiring any keyboard entry from the operator.
 - b. Holidays shall be set by using a graphical calendar, without requiring any keyboard entry from the operator.
 - 5. Commands to start and stop binary objects shall be done by right-clicking the selected object and selecting the appropriate command from the pop-up menu. No entry of text shall be required.
 - 6. Adjustments to analog objects, such as set points, shall be done by right-clicking the selected object and using a graphical slider to adjust the value. No entry of text shall be required.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- D. System Configuration: At a minimum, the FUI shall permit the operator to perform the following tasks, with proper password access:
1. Create, delete or modify control strategies.
 2. Add/delete objects to the system.
 3. Tune control loops through the adjustment of control loop parameters.
 4. Enable or disable control strategies.
 5. Generate hard copy records or control strategies on a printer.
 6. Select points to be alarmable and define the alarm state.
 7. Select points to be trended over a period of time and initiate the recording of values automatically.
- E. On-line Help: Provide a context sensitive, on-line help system to assist the operator in operation and editing of the system. On-line help shall be available for all applications and shall provide the relevant data for that particular screen. Additional help information shall be available through the use of hypertext. All system documentation and help files shall be in HTML format.
- F. On-line Documentation: Provide a context sensitive, on-line documentation system to assist the operator in operation and trouble shooting of each integrated system. On-line help shall be available for all applications and shall provide the relevant data for that particular monitoring screen. As a minimum, provide a link to the Sequence of Operation, input/output summary, and cut sheets in either Adobe Acrobat™ or HTML format.
- G. Security: Each operator shall be required to log on to that system with a username and password in order to view, edit, add, or delete data. System security shall be selectable for each operator. The system administrator shall have the ability to set passwords and security levels for all other operators. Each operator password shall be able to restrict the operators' access for viewing and/or changing each system application, full screen editor, and object. Each operator shall automatically be logged off of the system if no keyboard or mouse activity is detected. This auto log-off time shall be set per operator password. All system security data shall be stored in an encrypted format.
- H. System Diagnostics: The system shall automatically monitor the operation of all workstations, printers, modems, network connections, building management panels, and controllers. The failure of any device shall be annunciated to the operator.
- I. Alarm Console
1. The system will be provided with a dedicated alarm window or console. This window will notify the operator of an alarm condition and allow the operator to view details of the alarm and acknowledge the alarm. The use of the Alarm Console can be enabled or disabled by the system administrator.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2. When the Alarm Console is enabled, a separate alarm notification window will supersede all other windows on the desktop and shall not be capable of being minimized or closed by the operator. This window will notify the operator of new alarms and un-acknowledged alarms. Alarm notification windows or banners that can be minimized or closed by the operator shall not be acceptable.

2.11 BROWSER USER INTERFACE SOFTWARE

- A. The system shall be capable of supporting an unlimited number of clients using a standard Web browser such as Internet Explorer™ or Netscape Navigator™. Systems requiring additional software (to enable a standard Web browser) to be resident on the client machine, or manufacture-specific browsers shall not be acceptable.
- B. The Web browser software shall run on any operating system and system configuration that is supported by the Web browser. Systems that require specific machine requirements in terms of processor speed, memory, etc., in order to allow the Web browser to function with the EMCS, shall not be acceptable.
- C. The Web browser shall provide the same view of the system, in terms of graphics, schedules, calendars, logs, etc., and provide the same interface methodology as is provided by the Full User Interface. Systems that require different views or that require different means of interacting with objects such as schedules, or logs, shall not be permitted.
- D. The Web browser client shall support at a minimum, the following functions:
 1. User log-on identification and password shall be required. If an unauthorized user attempts access, a blank web page shall be displayed. Security using Java authentication and encryption techniques to prevent unauthorized access shall be implemented.
 2. Graphical screens developed for the FUI shall be the same screens used for the Web browser client. Any animated graphical objects supported by the FUI shall be supported by the Web browser interface.
 3. HTML programming shall not be required to display system graphics or data on a Web page. HTML editing of the Web page shall be allowed if the user desires a specific look or format.
 4. Storage of the graphical screens shall be in the Network Area Controller (NAC), without requiring any graphics to be stored on the client machine. Systems that require graphics storage on each client are not acceptable.
 5. Real-time values displayed on a Web page shall update automatically without requiring a manual "refresh" of the Web page.
 6. Users shall have administrator-defined access privileges. Depending on the access privileges assigned, the user shall be able to perform the following:
 - a. Modify common application objects, such as schedules, calendars, and set points in a graphical manner.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- Schedule times will be adjusted using a graphical slider, without requiring any keyboard entry from the operator.
 - Holidays shall be set by using a graphical calendar, without requiring any keyboard entry from the operator.
- b. Commands to start and stop binary objects shall be done by right-clicking the selected object and selecting the appropriate command from the pop-up menu. No entry of text shall be required.
- c. View logs and charts
- d. View and acknowledge alarms
- 7. The system shall provide the capability to specify a user's (as determined by the log-on user identification) home page. Provide the ability to limit a specific user to a pre-defined home page. From the home page, links to other views, or pages in the system shall be possible, if allowed by the system administrator.
- 8. Graphic screens on the Web Browser client shall support hypertext links to other locations on the Internet or on Intranet sites, by specifying the Uniform Resource Locator (URL) for the desired link.

2.12 SYSTEM PROGRAMMING

- A. The Full User Interface software (FUI) shall provide the ability to perform system programming and graphic display engineering as part of a complete software package. Access to the programming functions and features of the FUI shall be through password access as assigned by the system administrator.
- B. A library of control, application, and graphic objects shall be provided to enable the creation of all applications and user interface screens. Applications are to be created by selecting the desired control objects from the library, dragging or pasting them on the screen, and linking them together using a built in graphical connection tool. Completed applications may be stored in the library for future use. Graphical User Interface screens shall be created in the same fashion. Data for the user displays is obtained by graphically linking the user display objects to the application objects to provide "real-time" data updates. Any real-time data value or object property may be connected to display its current value on a user display. Systems requiring separate software tools or processes to create applications and user interface display shall not be acceptable.

Programming Methods

- 1. Provide the capability to copy objects from the supplied libraries, or from a user-defined library to the user's application. Objects shall be linked by a graphical linking scheme by dragging a link from one object to another. Object links will support one-to-one, many-to-one, or one-to-many relationships. Linked objects shall maintain their connections to other objects regardless of where they are positioned on the page and shall show link identification for links to objects on other pages for easy identification. Links will vary in color depending on the type of link; i.e., internal, external, hardware, etc.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2. Configuration of each object will be done through the object's property sheet using fill-in the blank fields, list boxes, and selection buttons. Use of custom programming, scripting language, or a manufacturer-specific procedural language for configuration will not be accepted.
3. The software shall provide the ability to view the logic in a monitor mode. When on-line, the monitor mode shall provide the ability to view the logic in real time for easy diagnosis of the logic execution. When off-line (debug), the monitor mode shall allow the user to set values to inputs and monitor the logic for diagnosing execution before it is applied to the system.
4. All programming shall be done in real-time. Systems requiring the uploading, editing, and downloading of database objects shall not be allowed.
5. The system shall support object duplication within a customer's database. An application, once configured, can be copied and pasted for easy re-use and duplication. All links, other than to the hardware, shall be maintained during duplication.

2.13 OBJECT LIBRARIES

- A. A standard library of objects shall be included for development and setup of application logic, user interface displays, system services, and communication networks.
- B. The objects in this library shall be capable of being copied and pasted into the user's database and shall be organized according to their function. In addition, the user shall have the capability to group objects created in their application and store the new instances of these objects in a user-defined library.
- C. In addition to the standard libraries specified here, the supplier of the system shall maintain an on-line accessible (over the Internet) library, available to all registered users to provide new or updated objects and applications as they are developed.
- D. The object library shall include objects to support the integration of devices connected to the Network Area Controller (NAC). At a minimum, provide the following as part of the standard library included with the programming software:
 1. Lon Mark/Lon Works devices. These devices shall include, but not be limited to, devices for control of HVAC, lighting, access, and metering. Provide Lon Mark manufacturer-specific objects to facilitate simple integration of these devices. All network variables defined in the Lon Mark profile shall be supported. Information (type and function) regarding network variables not defined in the Lon Mark profile shall be provided by the device manufacturer.
 2. For devices not conforming to the Lon Mark standard, provide a dynamic object that can be assigned to the device based on network variable information provided by the device manufacturer. Device manufacturer shall provide an XIF file and documentation for the device to facilitate device integration.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2.14 LONWORKS NETWORK MANAGEMENT

- A. The Full User Interface software (FUI) shall provide a complete set of integrated Lon Works network management tools for working with Lon Works networks. These tools shall manage a database for all Lon Works devices by type and revision, and shall provide a software mechanism for identifying each device on the network. These tools shall also be capable of defining network data connections between Lon Works devices, known as "binding". Systems requiring the use of third party Lon Works network management tools shall not be accepted.
- B. Network management shall include the following services: device identification, device installation, device configuration, device diagnostics, device maintenance and network variable binding.
- C. The Network configuration tool shall also provide diagnostics to identify devices on the network, to reset devices, and to view health and status counters within devices.
- D. These tools shall provide the ability to "learn" an existing Lon Works network, regardless of what network management tool(s) were used to install the existing network, so that existing Lon Works devices and newly added devices are part of a single network management database.
- E. The network management database shall be resident in the Network Area Controller (NAC), ensuring that anyone with proper authorization has access to the network management database at all times. Systems employing network management databases that are not resident, at all times, and within the control system shall not be accepted.

2.15 OTHER CONTROL SYSTEM HARDWARE

- A. Motorized Control Dampers: Coordinate with the other trades for the exact quantity, size and location of all dampers. Dampers shall be black enamel finish or galvanized, with nylon bearings. Blade edge and tip seals shall be included for all dampers. Blades shall be 16-gauge minimum and 6 inches wide maximum and frame shall be of welded channel iron. Dampers with both dimensions less than 18 inches may have strap iron frames. Ruskin CD-46 or Equal.
- B. Control Damper and Valve Actuators: Coordinate with other trades for exact quantity, size and location of all dampers. Provide all dampers unless Two-position or proportional electric actuators shall be direct-mount type. All actuators shall be spring return type. Provide one actuator per damper minimum.
- C. Control Valves: Control valves shall be 2-way or 3-way pattern as shown constructed for tight shutoff and shall operate satisfactorily against system pressures and differentials. Two-position valves shall be 'line' size. Proportional control valves shall be sized for a maximum pressure drop of 5.0 psi at rated flow (except as may be noted on the

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

drawings). Valves with sizes up to and including 2 inches shall be "screwed" configuration and 2-1/2 inch and larger valves shall be "flanged" configuration. Electrically controlled valves shall include spring return type actuators sized for tight shut-off against system pressures and furnished with integral switches for indication of valve position (open-closed). Three-way butterfly valves, when utilized, shall include a separate actuator for each butterfly segment.

- D. Wall Mount Room Thermostats: Each room thermostat shall provide temperature indication to the digital controller; provide the capability for a software-limited set point adjustment and operation override capability. An integral LCD shall annunciate current room temperature and set point as well as override status indication. In addition, the thermostat shall include a port for connection of the portable operator's terminal described elsewhere in this specification.
- E. Duct Mount, Pipe Mount and Outside Air Temperature Sensors: 10,000-ohm thermistor temperature sensors with an accuracy of $\pm 0.2^{\circ}\text{C}$. Outside air sensors shall include an integral sun shield.
- F. Current Sensitive Switches: Solid state, split core current switch that operates when the current level (sensed by the internal current transformer) exceeds the adjustable trip point. Current switch to include an integral LED for indication of trip condition and a current level below trip set point.
- G. Water Flow Meters (when required): Water flow meters shall be axial turbine style flow meters which translate liquid motion into electronic output signals proportional to the flow sensed. Flow sensing turbine rotors shall be non-metallic and not impaired by magnetic drag. Flow meters shall be 'insertion' type complete with 'hot-tap' isolation valves to enable sensor removal without water supply system shutdown. Accuracy shall be $\pm 2\%$ of actual reading from 0.4 to 20 feet per second flow velocities.
- H. Temperature Control Panels: Furnish temperature control panels of code gauge steel with locking doors for mounting all devices as shown. Control panels shall meet all requirements of Title 24, California Administrative Code. All electrical devices within a control panel shall be factory wired. All external wiring shall be connected to terminal strips mounted within the panel. Provide engraved phenolic nameplates identifying all devices mounted on the face of control panels. A complete set of 'as-built' control drawings (relating to the controls within that panel) shall be furnished within each control panel.

2.16 INPUT DEVICES

- A. System accuracy of sensed conditions shall be as follows:
 - 1. $\pm .5^{\circ}\text{F}$ for space temperature in the $0-130^{\circ}\text{F}$ range
 - 2. $\pm .5^{\circ}\text{F}$ for duct temperatures in the $40-130^{\circ}\text{F}$ range

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

3. +/- 1.0°F for outside air temperatures in the (-30)-230°F range
 4. +/- 1.0°F for water temperatures in the 30-230°F range
 5. +/- .1 inch for filter status differential over a 0-2 inch range
- B. The system shall maintain the specified analog end-to-end accuracy throughout the warranty period from sensor to controller readout.
- C. Packaging: Sensors (transducers) will be appropriately packaged for the location.
1. Architectural housing for space mounting.
 2. Weatherproof/sunshield housing for outdoors.
 3. Thermal well housing for water applications.
 4. Protective housing for duct mounting.
- D. Environmental Ratings - The sensor/transducer shall be selected to withstand ambient conditions where:
1. Moisture or condensation is a factor.
 2. Vibration exists from ductwork, equipment, etc.
 3. Reasonably expected transient conditions exist for temperatures, pressures, humidity's, etc. outside the normal sensing range.
- E. Temperature Sensors
1. Temperature sensors will be by the use of thermistors (10K ohm at 77°F) or RTDs (PT100 curve).
 2. Sensors in the return or discharge duct shall be of the single point type. Sensors in the mixed air will be of the average type.
 3. Thermowells shall be brass or stainless steel for non-corrosive fluids below 250°F and 300 series stainless steel for all other applications.
 4. Room temperature sensors: Sensing element only.
- F. Digital Sensors
1. All digital inputs will be provided by dry contacts. The contacts will be wired normally open or normally closed as required.
 2. Motor status (pumps, fans, etc.) shall be determined by current-operated switch.
- 2.17 OUTPUT DEVICES
- A. The use of multiplexers will not be accepted.
- B. Relays and Contactors

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

1. All digital outputs will be electrically isolated from the digital controller by interface relays.
2. Field relays shall have a minimum life of 1 million cycles without failure.
3. Contactors shall have a minimum life of ten thousand cycles without failure.

2.18 ACTUATORS

- A. Standard manufacturer damper and valve actuators, proportional or two-position as required, sized to properly operate device. Damper actuators shall be of the direct coupled type, Belimo or equal.

2.19 WIRING AND CONDUIT

- A. Where different wiring classes terminate within the same enclosure, maintain clearances and install barriers per the National Electric Code.
- B. 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 seal-off fitting where exterior conduits enter the building or between areas of high temperature/moisture differential.
- C. 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.
- D. Junction boxes shall be provided at all cable splices, equipment terminations, 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.
- E. 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 alarm system shall be in conduit.

2.20 ENCLOSURES

- A. All controllers and field interface panels shall be mounted in new enclosures unless otherwise stated in this specification.
- B. All outside mounted enclosures shall meet the NEMA-4 rating.
- C. Wiring within all enclosures shall be run in plastic track. Wiring within controllers shall be wrapped and secured.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2.21 CONTROL VALVES

- A. Control Valves: Factory fabricated, of type, body material, and pressure class indicated. Where type or body material is not indicated, make selection as determined by manufacturer for installation requirements and pressure class, based on maximum pressure and temperature rating of piping system.
- B. Globe Pattern: As follows:
 - 1. Up to 2 inches: Bronze body, bronze trim, rising stem, renewable composition disc, screwed ends with backseating capacity re-packable under pressure.
 - 2. Over 2 inches: Iron body, bronze trim, rising stem, plug-type disc, flanged ends, renewable seat and disc.
 - 3. Hydronic Systems: As follows:
 - a. Rating: Service at 125 psi WSP and 250°F.
 - b. Internal Construction: Replaceable plugs and seats of stainless steel or brass.
 - Single-Seated Valves: Cage trim provides seating and guiding surfaces for plug on top and bottom of guided plugs.
 - Double-Seated Valves: Balanced plug; cage trim provides seating and guiding surfaces for plugs on top and bottom of guided plugs.
 - c. Sizing: 3-psi maximum pressure drop at design flow rate.
 - d. Flow Characteristics: 2-way valves have equal percentage characteristics; 3-way valves have linear characteristics. Select operators to close valves against pump shutoff head.
- C. Terminal Unit Control Valves: Bronze body, bronze trim, 2 or 3 port as indicated, replaceable plugs and seats, union and threaded ends.
 - 1. Rating: Service at 125 psi WSP and 250°F.
 - 2. Sizing: 3-psi maximum pressure drop at design flow rate, to close against pump shutoff head.
 - 3. Flow Characteristics: 2-way valves have equal percentage characteristics; 3-way valves have linear characteristics.
 - 4. Operators (2 Position): Synchronous motor with enclosed gear train, dual-return springs, valve-position indicator. Valves spring return to normal position for temperature protection.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

5. Operators (Modulating): Self-contained, linear motor, actuator with 60-second full travel, with transformer and single-throw, double-pole contacts.

2.22 DAMPERS

- A. Dampers: AMCA-rated, parallel or opposed blade design; form frames from not less than 0.1084-inch galvanized steel with mounting holes for duct mounting; damper blades not less than 0.0635-inch galvanized steel, with maximum blade width of 8 inches.
 1. Blades secured to 1/2-inch diameter, zinc-plated axles using zinc-plated hardware, with nylon blade bearings, blade-linkage hardware of zinc-plated steel and brass. Ends sealed against spring-stainless-steel blade bearings. Thrust bearings at each end of every blade.
 2. Operating Temperature Range: From -40 to 200°F.
 3. For standard applications as indicated, (as selected by manufacturer's sizing techniques) with optional closed-cell neoprene edging.
 4. Provide low-leakage parallel or opposed blade design (as selected by manufacturer's sizing techniques) with inflatable seal blade edging, or replaceable rubber seals, rated for leakage at less than 10 cfm/sq.ft. of damper area, at differential pressure of 4 inches wg when damper is being held by torque of 50 inch-pounds; test in accordance with AMCA 500. Ruskin CD-46 or equal.

2.23 ACTUATORS

- A. 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.
- B. All valves shall be fully proportioning, unless otherwise specified, quiet in operation, and shall be arranged to fail safe, in either a normally open or normally closed position, in the event of power failure. The open or closed position shall be as specified or as required to suit job conditions. All valves shall be capable of operating at varying rates of speed to correspond to the exact dictates of the controller and variable load requirements.
- C. Where valves operate in sequence with other valves or damper operators, provide on each valve a pilot positioner to provide adjustable operating ranges and starting points and positive close off at the required control signal pressure. Positioners must be directly connected to the valve stem. Ratio relays are not acceptable.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- D. Valves shall be sized by the Temperature Control Manufacturer and guaranteed to meet the heating or requirements as specified and indicated on the Drawings. Unless otherwise specified, all shall conform to the requirements herein specified for the piping system in which they are installed.

2.24 CENTRAL CONTROL PANEL

- A. Integrate new controls into existing central control touch screen panel. This central panel will allow for time clock scheduling, setpoints, monitoring of points and alarm. All freezestats will be reset manually at the central panel. All alarms will be displayed and reset manually at central panel.
- B. All exhaust fans shall be controlled by the central control panel.
- C. Central control panel shall be connected to existing District IT Network. District shall provide data drop.

2.25 AUXILIARY EQUIPMENT/DEVICES

A. Analog Sensors

1. Duct sensors (greater than four square feet): Monitoring range to suit application. Platinum or nickel wound RTD Type + 0.1% of range. Factory calibration point – 70 Deg. F at 1000 OHMS.
2. Space Temperature Sensors: Space Temperature Sensors shall be 5,000 or 10,000 ohm thermistor with wall plate adapter and blank cover assembly. The sensor shall include an integral occupancy override button and shall also include a RJ11 communications port. Space Temperature Sensors shall include space temperature adjustment slides where shown on the plans. The Space Temperature Sensors shall be mounted approximately 60" above the floor.
3. Hydronic Well Temperature Sensors: Water Temperature Sensors shall be well mounted 5,000 or 10,000 ohm thermistors.
4. Status Indication- Status indication for fans and pumps shall be provided by a current sensing sensor. The sensor shall be installed at the motor starter or motor to provide load indication. The unit shall consist of a current transformer, a solid state current sensing circuit (with adjustable set point) and a solid state switch. A red light emitting diode (LED) shall indicate the on off status of the unit. The switch shall provide a N.O. contact for wiring back to the Field Installed Controller.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

5. Combination CO₂ and Space Temperature Sensors: CO₂ and space sensors are comprised of two sensors housed in one unit designed to measure both CO₂ in the air and the building air temperature. Combination sensor shall have the following features:
 - a. Self Calibration CO₂ sensor with 5 year calibration interval.
 - b. Push button over ride.
 - c. CO₂ sensitivity +/- 20 ppm.
 - d. CO₂ accuracy +/- 100 ppm.
 - e. Space sensor: 5 or 10K thermistor.

2.26 DDC SENSORS AND POINT HARDWARE

A. Temperature Sensors

1. 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.
2. Standard space sensors shall be available in an off white enclosure for mounting on a standard electrical box.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. A pneumatic signal shall not be allowed for sensing temperature.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

B. Humidity Sensors

1. 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.
2. Provide a hand held field calibration tool that both reads the output of the sensor and contains a reference sensor for ongoing calibration.

C. Pressure Sensors

1. 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.
2. Differential pressure measurements of liquids or gases shall be accurate to +/- 0.5% of range. The housing shall be NEMA 4 rated.

D. Current and KW Sensors

1. 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.
2. 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.

E. Flow Sensors

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

F. Carbon Dioxide Sensors

1. Non-Dispersive Infrared (NDIR), 0-2000 PPM.
2. Power Requirement, 18-30 VDC.
3. Voltage output, 0-10- VDC Full Scale.
4. Current output, 4-20 mA

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

2.27 AIRFLOW MEASURING STATIONS

- A. 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.
- B. The output signal shall be linear with field selectable ranges including 0-5 VDC, 0-10VDC and 4-20 mA.
- C. Furnish Ebtron Series 3000 airflow stations or approved equal.

PART 3 – EXECUTION

3.1 GENERAL

- A. All DDC Controllers shall be networked to Central Communications controller.
- B. Existing Front-End Workstation in B & G office shall be configured for High School Addition access. Text/Graphic screens for each system shall match existing.
- C. Communications cabling shall be run in hallways above hung ceiling with plenum cable and wiremold where exposed.

3.2 CONTRACTOR RESPONSIBILITIES

- A. General: The Contractor or a Sub-Contractor shall perform installation of the building automation system. However, all installations shall be under the personal supervision of the Contractor. The Contractor shall certify all work as proper and complete.
- B. 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. The Contractor will dispose of all other equipment that is removed.
- C. 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.
- D. 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 26 and Division 22, wiring requirements of Division 26 will prevail for work specified in Division 26.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- E. 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. Clean the exposed surfaces of tubing, hangers and other exposed metal of grease, plaster or other foreign materials.

3.3 WIRING, CONDUIT, TUBING AND CABLE

- A. 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.

- B. 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.
- C. Where different wiring classes terminate within the same enclosure, maintain clearances and install barriers per the National Electric Code.
- D. Where wiring is required to be installed in conduit, EMT shall be used. Conduit shall be minimum 1/2 inch galvanized EMT. Setscrew fittings are acceptable for dry interior locations. Watertight compression fittings shall be used for exterior locations and interior locations subject to moisture. Provide conduit seal off fitting where exterior conduits enter the building or between areas of high temperature/moisture differential.
- E. 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.
- F. 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 gasket covers.
- G. 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.
- H. Coaxial cable shall conform to RG62 or RG59 rating. Provide plenum rated coaxial cable when running in return air plenums.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- I. Fiber optic cable shall include the following sizes; 50/125, 62.5/125 or 100/140. Only glass fiber is acceptable, no plastic.
- J. 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.

3.4 HARDWARE INSTALLATION

A. Installation Practices for Wiring and Tubing

- 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 drop. 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, and 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 or condense 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.

B. 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.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

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.

C. 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. FIP's shall contain power supplies for sensors, interface relays and Contractors, 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 20% 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 tubing and wiring within all enclosures shall be run in plastic track. Wiring within controllers shall be wrapped and secured.

D. 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. Identify all pneumatic tubing with labeling tape or sleeves using either words, letters, or numbers that can be exactly cross-referenced with As-Built Drawings.
3. 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.
4. Junction box covers will be marked to indicate that they are a part of the BAS system.
5. All I/O field devices (except space sensors) that are not mounted within FIP's shall be identified with nameplates.
6. All I/O field devices inside FIP's shall be labeled.

E. 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.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

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.

F. Location

1. The location of sensors is per Mechanical and Architectural Drawings.
2. 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.
3. Field enclosures shall be located immediately adjacent to the controller panel(s) to which it is being interfaced.

3.5 SOFTWARE INSTALLATION

- A. 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.
- B. 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.
- C. 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 set point changes as required by the Owner.
- D. 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. Energy Consumption Report
 4. Space Temperature Report
 5. Specialty Equipment Status Report
- E. Documentation - As-Built software documentation will include the following:
1. Descriptive point lists
 2. Application program listing
 3. Application programs with comments

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

4. Printouts of all reports
5. Alarm list
6. Printouts of all graphics

3.6 COMMISSIONING AND SYSTEM STARTUP

- A. Point-to-Point Checkout: Each I/O device (both field mounted as well as those located in FIP's) 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.
- B. 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.
- C. 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.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

3.7 SEQUENCES OF OPERATION

A. Chiller with Associated Pumps and Appurtenances

1. Point List

- a. CHW Supply Temperature
- b. CHW Return Temperature
- c. Outside Air Temperature
- d. Chiller Start/Stop (2)
- e. Chiller Isolation Valve (4)
- f. Chiller Water Primary Pump Start/Stop/Status (2)
- g. Chilled Water Differential Pressure
- h. Chiller Capacity (2)
- i. Chiller Alarm (2)
- j. Chiller KW (2)
- k. Flow through Chiller (2)
- l. Chiller Status (2)

2. Sequence of Operation

- a. This system will consist of two outdoor air-cooled scroll chillers with two chilled water pumps.
- b. When the building is in the occupied mode of operation and the outside air is above 58 degrees F. (adjustable), the chilled water system will be activated in the following order.
- c. First, the lead chiller's chilled water valve will open, when this valve end switch proves that the valve is open the lead primary chilled water pump will start. After a 30 second time delay, if flow is proven by the chilled water flow switch, then the lead chiller will start. If one chiller is not capable of maintaining the desired chilled water temperature, then another chiller will be started in the following order.
- d. First, the lag chiller's chilled water valve will open. When this valve's end switch proves that the valve is open, the lag chilled water pump shall start, then the lag chiller will be started if its flow switch proves flow.
- e. When the demand for chilled water is reduced, or the system is switched to unoccupied the pumps and chillers will be shut down in reverse order. During chiller shutdown mode the chiller will be shut down first, then after a 90 second time delay the primary chilled water pumps will sequence off.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- f. If one or more Chillers need to be isolated from the system, the automatic shut-off valves will be activated on the inlet and outlet of each module to disconnect it from the system.
- g. Chilled Water Differential Controller
- h. A software lead/lag switch will once weekly switch the primary pumps, and chillers (only when the system is off and in unoccupied mode).

3.8 CONTROL DIAGRAMS

- A. Complete new control diagrams showing type of apparatus, cycles of operation and details of all equipment must be submitted for checking and be approved before installation is started.
- B. Submit three (3) preliminary copies of the control diagrams, sequence descriptions, and equipment shop drawings for checking and submit six (6) copies, complete for final approval.
- C. At the completion of installation, control manufacturer shall furnish non-fading original; plastic laminated copies of all control diagrams as they apply to the particular instruments thereon. One complete set of non-fading plastic laminated diagrams shall be mounted on wall as directed.

3.9 CERTIFICATION

- A. After completion of installation and after equipment has been placed on operation, the temperature control manufacturer shall submit in writing, a complete and detailed report and certification that the entire installation is operating exactly as specified and shall be guaranteed for one year. Report shall state temperature and throttling range readings and settings of all control instruments. Submit to the Engineer preliminary for checking and approval.

3.10 INSTALLATION

- A. All work under the automatic temperature control Sub-Contract shall be done by competent skilled mechanics regularly in the employ of the temperature control manufacturer.
- B. Bidder must be a control manufacturer currently involved in the production of commercial pneumatic/electric temperature controls. Franchises and associations are not considered control manufacturers.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

3.11 TRAINING

- A. The Contractor shall supply personnel to train key customer personnel in the operation and maintenance of the installed system. The training program shall be designed to provide a comprehensive understanding and basic level of competence with the system. It shall be sufficiently detailed to allow customer personnel to operate the system independent of any outside assistance. On-line context sensitive HELP screens shall be incorporated into the system to further facilitate training and operation.
- B. The training plan shall include detailed session outlines and related reference materials. The customer personnel shall be able to utilize these materials in the subsequent training of their co-workers.
 - 1. Training time shall not be less than a total of 40 hours, and shall consist of:
 - a. 16 hours during normal day shift periods for system operators. Specific schedules shall be established at the convenience of the customer.
 - b. 24 hours of system training shall be provided to customer supervisory personnel so that they are familiar with system operation.
 - c. The specified training schedule shall be coordinated with the customer and will follow the training outline submitted by the Contractor as part of the submittal process.
 - d. Provide an as built Video training tape, showing and explaining all animated graphics in detail, all controllers and equipment the FMS operates (Four (4) Copies shall be supplied).
 - e. If further training is needed, the Contractor shall provide another 40 hours at no extra cost.
 - 2. All training sessions shall be scheduled by the Construction Manager. The Contractor shall provide sign-in sheets and distribute minutes of each session prior to the subsequent session. This documentation shall be included in the Operation and Maintenance manuals.

END OF SECTION 230460

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230470 - TESTING, START-UP AND ADJUSTMENTS

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern work in this section.

1.1 TESTING, START-UP AND ADJUSTMENTS

- A. Furnish all materials, supplies, labor and power required for testing. Make preliminary tests and prove work satisfactory. Notify Architect and all authorities having jurisdiction in ample time to be present for final testing of all piping. Test before insulating or concealing any piping. Repair defects disclosed by tests, or if required by Architect, replace defective work with new work without additional cost to Owner. Make tests in stages if so ordered by Architect to facilitate work of others. Use of wicking in tightening leaking joints not permitted.
- B. HVAC Contractor is responsible for work of other trades disturbed or damaged by tests and/or repair and replacement of his work, and shall cause work so disturbed or damaged to be restored to its original condition at his own expense.
- C. Unless otherwise specified, all piping systems shall be hydrostatically tested to 150 p.s.i.g. Tests shall be of four (4) hour duration during which time piping shall show no leaks and during time no sealing of leaks will be permitted.
- D. HVAC Contractor shall balance out system and submit test reports showing operating data to include the following:
 - 1. C.F.M. of all air handling equipment.
 - 2. C.F.M. at each air outlet.
 - 3. G.P.M. for equipment.
 - 4. R.P.M. for each fan and fan motor.
 - 5. Motor power consumption.
 - 6. Air temperature readings before and after coils.
 - 7. Water temperature readings in and out of coils and through equipment.
 - 8. Pressure gauge readings before and out of all pertinent equipment.
- E. If the performance of the systems does not conform to the design parameters the Contractor shall return to the site until the systems perform as designed.
- F. HVAC Contractor shall furnish services of qualified personnel, thoroughly familiar with job, to operate and make all adjustments so that system and control equipment shall operate as intended. This shall include adjustment/replacement of sheaves/impellers to achieve design performance. Adjustments shall be made including balancing of water and air systems in cooperation with qualified representatives of mechanical equipment manufacturers and temperature control manufacturer. This shall include any required

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

adjustment/replacement of sheaves, belts, impellers, etc. to achieve design performance. Architect/Engineer is to be notified when this balancing is to be performed.

- G. When all work is in an acceptable operating condition, furnish operating and maintenance manuals as specified in General Requirements.
- H. All HVAC equipment shall be carefully designed, constructed and installed so as to prevent any objectionable noise or vibration reaching any part of the building outside of the mechanical equipment room. Care shall also be taken to prevent transmission of noise or odor through ductwork into other spaces.
- I. Contractor shall include in his Bid, adjustment of air quantity below scheduled C.F.M. for air systems deemed "noisy" by Owner subsequent to initial balancing.
- J. The Contractor shall be required to rectify or replace at his own expense, any equipment not complying with the foregoing requirements.
- K. Final inspection and approval shall be made only after proper completion of all of above requirements.

END OF SECTION 230470

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230485 - HVAC SYSTEMS COMMISSIONING

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern the work in this section.

1.1 RELATED DOCUMENTS

- A. In the case of a conflict between this and any other section in the project specifications, the more stringent or detailed requirements shall apply.

1.2 DEFINITIONS

- A. Commissioning Plan: A document that outlines the organization, schedule, allocation of resources, and documentation requirements of the commissioning process.
- B. CxA: Commissioning Authority.

1.3 DESCRIPTION

- A. The systems that shall be commissioned in this project include but are not limited to the following:
 - 1. Central Building Automation System including packaged unitary controllers.
 - 2. Equipment of the heating, ventilating and air conditioning systems.

1.4 OVERVIEW OF CONTRACTOR'S RESPONSIBILITIES

- A. Perform commissioning inspections and tests at the direction of the CxA.
- B. Attend construction phase controls coordination meeting.
- C. Attend testing, adjusting, and balancing (TAB) review and coordination meetings.
- D. Participate in HVAC systems, assemblies, equipment, and component maintenance orientation and inspection as directed by the CxA.
- E. Provide information requested by the CxA for final commissioning documentation.
- F. Provide measuring instruments and logging devices to record test data and provide data acquisition equipment to record data for the complete range of testing for the required test period.
- G. Provide detailed startup procedures.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- H. Provide copies of all submittals, including all changes thereto, with details as required in the appropriate subsection of 3.1 Responsibilities.
- I. Facilitate the coordination of the commissioning process and incorporate commissioning activities into overall project schedule (OPS).
- J. Ensure all subcontractors and vendors execute their commissioning responsibilities according to the contract documents and the OPS.
- K. Provide required demonstration and training of owner's personnel.
- L. Review and accept construction checklists provided by commissioning authority (CxA).
- M. Prepare O&M manuals, according to the contract documents, including clarifying and updating the original sequences of operation to as-built/as-tested conditions.
- N. Cooperate with the CxA for resolution of issues recorded in the "Issues Log"
- O. Prepare and provide all documentation as necessary for the compilation of the Systems Manual.

PART 2 - PRODUCTS

2.1 TEST EQUIPMENT

- A. The HVAC Contractor shall provide all standard testing equipment required to perform startup, initial checkout, and testing requirements of Division 23.
- B. The Controls Contractor shall provide all standard testing equipment required to test the Building Automation and Automatic Temperature Control System (BAS), including calibration of valve and damper actuators and all sensors. Trend logs for functional testing shall be generated through the BAS interface as requested by the CxA.
- C. All testing equipment shall be of sufficient quality and accuracy to test and/or measure system performance with the following tolerances. Temperature sensors and digital thermometers shall have a certified calibration, performed within the past year, to an accuracy of 0.5°F and a resolution of ± 0.1 °F. Pressure sensors shall have an accuracy of $\pm 2.0\%$ of the value range being measured (not full range of meter) and have been calibrated within the last year. All equipment shall be calibrated according to the manufacturer's recommended intervals and when dropped or damaged. Calibration tags shall be affixed or certificates readily available.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

PART 3 - EXECUTION

3.1 RESPONSIBILITIES

- A. HVAC, Controls and TAB Contractors. The commissioning responsibilities applicable to each of the HVAC, Controls and TAB Contractors of Division 23 are follows:
1. Attend the initial commissioning meeting conducted at the start of construction, the commissioning meeting held 30 days prior to startup of the primary equipment, and all commissioning team meetings.
 2. Provide a copy of approved shop drawings and startup reports for all commissioned equipment to the CxA. Supplement the shop drawing data with the manufacturer's installation and start-up procedures. This material should be identical to the literature which will be included in the Operation and Maintenance Manuals.
 3. The Operation and Maintenance Manuals shall be submitted to the CM prior to the start of training (three (3) weeks before startup and training and at least sixty (60) days before substantial completion).
 4. Perform and document results of Pre-functional Inspections at the direction of the CxA. Ensure that the inspection checklists are completed before startup or as specified by the CxA.
 5. During the startup and initial checkout process, execute all portions of the manufacturer's start-up checklists for all commissioned HVAC equipment.
 6. Perform and clearly document all completed startup and system operational checkout procedures and provide a copy to the CxA.
 7. Perform and document results of equipment functional testing at the direction of the CxA. Ensure that the testing is completed in the timeline specified by the CxA.
 8. Address current A/E punch list items and Commissioning corrective action items on the "Issues Log" before functional testing. Air and water TAB shall be completed, with discrepancies and problems remedied, before functional testing of the respective air-or water-related systems.
 9. Provide skilled technicians to execute starting of equipment and to perform tests in accordance with all Division 23 sections. Where specified, startup shall be performed by a factory authorized service representative. Ensure that they are available and present during the agreed-upon schedules for the sufficient duration to complete the necessary tests, adjustments and problem-solving.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

10. Correct deficiencies (differences between specified and observed performance as interpreted by the CxA and A/E) and retest the equipment.
 11. Provide training of Owner's operating staff as specified in Division 23 Sections. Use expert qualified personnel.
 12. Coordinate with equipment manufacturers to determine specific requirements to maintain the validity of the warranty.
 13. Correct deficiencies and make necessary adjustments to O&M manuals for applicable issues identified in any seasonal testing.
- B. HVAC Contractor. The responsibilities of the HVAC Contractor, during construction and acceptance phases in addition to those listed in (A) are:
1. Provide startup for all HVAC equipment.
 2. Prepare a preliminary schedule for Division 23 pipe and duct system testing, flushing and cleaning, equipment start-up and TAB start and completion for use by the PM and CxA. Update the schedule as appropriate.
 3. Notify the PM and CxA when pipe and duct system testing, flushing, cleaning, startup of each piece of equipment, and TAB will occur. Be proactive in seeing that commissioning processes are executed and that the CxA has the scheduling information needed to efficiently facilitate the commission process.
 4. Calibrations: The HVAC Contractor is responsible to calibrate all factory-installed sensors and actuators. Sensors installed in the unit at the factory with calibration certification provided need not be field calibrated by the HVAC Contractor.
 5. Supervise all commissioning activities executed by subcontractors, including the Controls Contractor.
 6. List and clearly identify on the as-built duct and piping drawings the locations of all flow meters, fire and smoke dampers, duct detectors, temperature sensors, relative humidity sensors, CO2 sensors, static and differential pressure sensors (air, water and building pressure).
- C. Controls Contractor - The commissioning responsibilities of the Controls Contractor, during construction and acceptance phases in addition to those listed in (A) are:
1. Sequences of Operation Submittals. The Controls Contractor's submittals of control drawings shall include complete detailed sequences of operation for each piece of equipment, regardless of the completeness and clarity of the sequences in the specifications. The submitted sequences shall generally include the following, but can vary according to project needs:

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

- a. An overview narrative of the system (one or two paragraphs) generally describing its purpose, components and function.
- b. Logic diagrams detailing the flow of information for each control algorithm. These diagrams should include all inputs, outputs, and computations.
- c. All interactions and interlocks with other systems.
- d. Detailed delineation of control between any packaged controls and the building automation system, listing which points the only monitored at the BAS, and which points can be controlled by and adjusted at the BAS.
- e. Written sequences of control for packaged controlled equipment. (Equipment manufacturers' stock sequences may be included but will generally require additional narrative).
- f. Start-up sequences.
- g. Warm-up mode sequences.
- h. Normal operating mode sequences.
- i. Unoccupied mode sequences.
- j. Shutdown sequences.
- k. Capacity control sequences and equipment staging.
- l. Temperature and pressure control: setbacks, setups, resets, etc.
- m. Detailed sequences for all control strategies, e.g., economizer control, optimum start/stop, staging, optimization, demand limiting, etc.
- n. Effects of power or equipment failure with all standby component functions.
- o. Sequences for all alarms and emergency shut downs.
- p. Seasonal operational differences and recommendations.
- q. Initial and recommended values for all adjustable settings, setpoints and parameters that are typically set or adjusted by operating staff; and any other control settings or fixed values, delays, etc. that will be useful during testing and operating the equipment.
- r. Daily/weekly/monthly schedules, as appropriate, if known.
- s. To facilitate referencing in testing procedures, all sequences shall be written in small statements, each with a number for reference. Where possible, the numbering sequence shall correspond with Section 23 0460 Automatic Temperature Controls.

2. Control Drawings Submittal:

- a. The control drawings shall have a key to all abbreviations.
- b. The control drawings shall contain graphic schematic depictions of the system and each component.
- c. The schematics shall include the system and component layout of any equipment that the control system monitors, enables, or controls, even if the equipment is primarily controlled by packaged or integral controls.
- d. Provide a full points list with at least the following included for each point:
 1. Controlled system.
 2. Point abbreviation

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

3. Point description
 4. Display unit.
 5. Control point or setpoint (Yes/No)
 6. Input point (Yes/No)
 7. Output point (Yes/No)
 - e. The controls contractor shall keep the A/E, CxA, HVAC and TAB Contractor informed, in a timely manner, of all changes to this list during programming and setup.
3. Submit a written checkout plan indicating in a step-by-step manner, the procedures that will be followed to test, checkout and adjust the control system prior to functional testing. At minimum, the checkout plan shall include for each type of equipment controlled by the building automation system:
 - a. System name.
 - b. List of devices.
 - c. Step-by-step procedures for testing each controller after installation, including:
 1. Process of verifying proper hardware and wiring installation.
 2. Process of downloading programs to local controllers and verifying that they are addressed correctly.
 3. Process for performing and documenting point-to-point checkout for each digital and analog input and output.
 4. Process of performing operational checks of each controlled component.
 5. Plan and process for calibrating valve and damper actuators and all sensors.
 6. A description of the expected field adjustments for transmitter, controllers and control actuators should control responses fall outside of expected values.
 - d. A copy of the log and field checkout sheets that will document the process. This log must include a place for initial and final read values during calibration of each point and clearly indicate when a sensor, controller or command has "passed" and is operating within the contract parameters.
 - e. A description of the instrumentation required for testing.
 - f. Indicate the portion of the controls checkout plan that should be completed prior to TAB using the controls system for TAB work. Coordinate with the CxA and TAB Contractor for this determination.
4. Point-to-Point Checkout: Include in the checkout plan a point-to-point checkout. Each control point tied to a central control system shall be verified to be commanding, reporting and controlling according to its intended purpose. For each output, commands shall be initiated and verified to be functioning by visually

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

observing and documenting the status of the controlled device in the field (e.g. valve or damper actuator response, pump or fan status). For each input, the system or conditions shall be altered to initiate the input response being tested and the response in the control system observed and recorded (e.g. high duct static pressure alarm).

5. Calibrations: The Controls Contractor is responsible to calibrate all field installed sensors and actuators using test and documentation methods approved by the CxA. The HVAC Contractor is responsible to calibrate all factory installed sensors and actuators.
 - a. Sensors installed in the unit at the factory, with a calibration certification provided, need not be field calibrated by the HVAC Contractor.
 - b. Valve leak-by tests shall be conducted by the Contractor when shown on a construction checklist.
 - c. All procedures used shall be fully documented by the Controls Contractor on suitable forms, clearly referencing the procedures followed and written documentation of initial, intermediate and final results.
6. Beyond the control points necessary to execute all documented control sequences, provide monitoring, control and virtual points as indicated in the Specifications.
7. Provide an official notice to proceed to the CxA and project team upon completion of the Building Automation System (BAS) and Automatic Temperature Control System (ATC) installation, including checkout and calibration of each controlled device, to confirm that all system programming is complete as to all respects of the Contract Documents. This shall be submitted by the Controls Contractor prior to the start of functional testing by the CxA.

D. TAB Contractor: The scope of work for the TAB Contractor is provided in Section 230460.

3.2 SUBMITTALS

- A. The Contractor shall send one copy of product data, shop drawings and similar submittals to the CxA at the same time they are submitted to the A/E. The CxA will review the submittals and provide any comments to the A/E for inclusion in their comments. The Architect will transmit to the CxA, for the CxA's use in preparing functional test procedures; one reviewed and approved copy of product data, shop drawings and similar submittals received from the HVAC, Controls and TAB Contractors, pertinent to equipment and systems to be commissioned.

3.3 STARTUP

- A. The HVAC, Controls and TAB Contractors shall follow the start-up and initial checkout procedures listed in the Responsibilities list in this section. Equipment start-up is required to complete systems and sub-systems so they are fully functional, in compliance with the

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

Contract Documents. The commissioning procedures and functional testing do not relieve or lessen this responsibility, or partially shift that responsibility to any extent onto the Commissioning Agent or Owner.

- B. Testing is intended to begin upon completion of a system. Refer to Section 019100 for additional information related to scheduling.

3.4 TESTS

- A. The HVAC and Controls Contractors shall provide the necessary support to the CxA to complete functional testing. The Controls Contractor shall fully test and verify all aspects of the BAS Contract Work on a point / system / integrated operational basis for all points, features and functions specified. The following requirements apply to all mechanical and control systems and features that are to be commissioned when referenced below. Tests shall:

1. Verify functionality and compliance with the basis of design for each individual sequence module in the sequence of operations. Verify proper operation of all control strategies, energy efficiency and self-diagnostics features by stepping through each sequence and documenting equipment and system performance. Tests shall include startup, normal operation, shutdown, scheduled 'on' and 'off', unoccupied and manual modes, safeties, alarms, over-rides, lockouts and power failure.
2. Verify operation of systems and components that may be impacted during low, normal and high load conditions and during combinations of environmental and interacting equipment conditions that could reasonably exist and potentially result in adverse system reaction.
3. Verify all alarm and high and low limit functions and messages generated on all points with alarm settings.
4. Verify integrated performance of all components and control system components, including all interlocks and interactions with other equipment and systems.
5. Verify shutdown and restart capabilities for both scheduled and unscheduled events (e.g. power failure recovery and normal scheduled start/stop).
6. Verify proper sequencing of heat transfer elements as required to prevent simultaneous heating and cooling, unless specifically required for dehumidification operation.
7. Verify system response and stability of control loops under different load conditions and determine if additional loop tuning is required for dehumidification operation.
8. When applicable, demonstrate a full cycle from 'off' to 'on' and 'no load' to 'full load' and then to 'no load' and 'off'.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

9. Verify time of day schedules and setpoints.
 10. Verify all energy saving control strategies.
 11. Verify that all control system graphics are complete, that graphics are representative of the systems, and that all points and control elements are shown in the same location on the graphics as they are located in the field.
 12. Verify operation control of all adjustable system control points, including proper access level as agreed to during the controls system demonstration.
- B. In addition to specific details, and/or standards referenced for acceptance testing indicated in other Division 23 sections, the following common acceptance criteria shall apply to all mechanical equipment, assemblies, and features:
1. For the conditions, sequences and modes tested, the equipment, integral components and related equipment shall respond to varying loads and changing conditions and parameters appropriately as expected, according to the sequence of operation, as specified, according to acceptable operating practice and the manufacturer's performance specifications.
 2. Systems shall accomplish their intended function and performance (e.g. provide supply air and water at designated temperature and flow rate, etc., and maintain space conditions in terms of air temperature, relative humidity, and CO2 concentration) at specified levels at varying conditions.
 3. Control loops shall be stable under all operating conditions. Control loops shall exhibit a quarter decay ratio type response to a step change or other upset and return to stable operation in a time frame that is reasonable and realistic for the system that they are associated with.
 4. Resetting a manual safety shall result in a stable, safe, and predictable return to normal operation by the system.
 5. Safety circuits and permissive control circuits shall function in all possible combinations of selector switch positions (hand, auto, inverter, bypass etc.).
 6. Additional acceptance criteria may be defined by the CxA when detailed tested procedures are developed.
 7. At the CxA's discretion, if large numbers of deficiencies or repeated deficiencies are encountered, the CxA shall suspend functional testing until the Contractor corrects the deficiencies and troubleshoots all remaining systems at issue on their own. The Contractor shall be responsible for any resulting schedule delays that increase the overall time period to complete functional testing.

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

8. Retesting: The CxA will direct the retesting of the equipment once at no charge to the Owner for their time. The CxA's time and expenses incurred for a second retest, if required due to no fault of the CxA, will be reviewed by the Owner to determine the appropriate means of compensation to the CxA for extension of services. The functional testing shall include operating the system and components through each of the written sequences of operation, and other significant modes and sequences, including startup, shutdown, unoccupied mode, manual mode, staging, miscellaneous alarms, power failure, security alarm when impacted and interlocks with other systems or equipment. Sensors and actuators shall be calibrated during construction checkout by the installing contractors and spot-checked by the CxA during functional testing.

3.5 WRITTEN WORK PRODUCTS

- A. Written work products of Contractors shall consist of the filled out start-up, initial checkout, and test documentation in accordance with all Division 23 sections.

END OF SECTION 230485

20 April 2023
Issue For Bid
SED No. 66-02-02-03-0-001-032
SED No. 66-02-02-03-0-002-029
SED No. 66-02-02-03-0-003-033
SED No. 66-02-02-03-1-010-007
SED No. 66-02-02-03-5-004-008

Croton-Harmon Union Free School District
District-Wide Roofing Project
Croton-Harmon High School
Pierre Van Cortlandt Middle School
Carrie E. Tompkins Elementary School
New Business Office
Croton-Harmon Bus Garage

SECTION 230490 - GUARANTEE

PART 1 - GENERAL

Applicable Provisions of the Conditions of the Contract and Division 1 General Requirements govern work in this section.

1.1 GUARANTEE

- A. The Contractor shall remove, replace and/or repair at his own expense and at the convenience of the Owner, any defects in workmanship, materials, ratings, capacities and/or characteristics occurring in the work within one (1) year or within such longer period as may be provided in the Drawings and/or Section of the Specifications, which guarantee period shall commence with the final acceptance of the entire Contract in accordance with the guarantee provisions stated in the General Conditions, and the Contractor shall pay for all damage to the system resulting from defects in the work and all expenses necessary to remove, replace, and/or repair any other work which may be damaged in removing, replacing and/or repairing the work.

END OF SECTION 230490