

SPECIFICATIONS
FOR
BOILER REPLACEMENT
FOR

FIVE COUNTY TREATMENT CENTER

423 NORTH 2300 EAST
ST. ANTHONY, IDAHO 83445

FEB 2023

Prepared
by

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INDEX

SECTION I - BIDS & CONTRACT DOCUMENTS

INVITATION TO BID
INSTRUCTIONS TO BIDDERS
BID FORM
CONSTRUCTION CONTRACT
FORM OF BOND

SECTION II - GENERAL SPECIFICATIONS

DIVISION 01: GENERAL PROVISIONS

01002 SCOPE OF WORK
01005 INTERPRETATIONS
01010 ORDINANCES
01015 WORMANSHIP
01018 EXAMINATION OF SITE AND CONDITIONS
01020 FEES & PERMITS
01040 HOLD HARMLESS AGREEMENT
01045 LIENS AND ENCUMBRANCES
01050 EXECUTION, CORRELATION AND INTENT OF DOCUMENTS
01055 DETAIL DRAWINGS AND INSTRUCTIONS
01065 BRAND NAMES AND SUBSTITUTIONS
01070 EQUIPMENT SUBMITTAL
01075 CONTRACTOR SHALL VISIT THE SITE
01080 MATERIALS, EQUIPMENT AND ACCESSORIES
01085 REMOVING OF DEBRIS, ETC.
01090 INSPECTIONS
01092 MAINTENANCE & OPERATING MANUALS
01100 BUILDING DAMAGE TO FURNISHINGS
01105 CONTRACTOR USE OF BUILDING FACILITIES
01110 CO-ORDINATION AND SCHEDULING
01115 TEST RUN
01120 GUARANTEE
01122 PATCHING AND PAINTING
01125 APPLICATIONS FOR PAYMENTS
01130 CONTRACTOR'S LIABILITY FOR TAXES
01135 OWNERSHIP OF REMOVALS
01136 DEMOLITION
01140 ROOFING REPAIRS
01142 ASBESTOS
01144 DATA, FIRE ALARM AND SECURITY
01146 LIQUIDATED DAMAGES
01147 SUPERINTENDENT
01148 CONSTRUCTION MEETINGS
01150 GENERAL CONDITIONS

DIVISION 23: HEATING, VENTILATING, AND AIR-CONDITIONING

| | |
|---------|---|
| 23 0501 | COMMON HVAC REQUIREMENTS |
| 23 0502 | DEMOLITION AND REPAIR |
| 23 0553 | IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT |
| 23 0593 | TESTING, ADJUSTING, AND BALANCING |
| 23 0800 | FIRE STOPPING |
| 23 2113 | HYDRONIC PIPING |
| 23 2125 | CLEANING AND FLUSHING WATER CIRCULATING SYSTEMS |
| 23 3420 | GAS FIRED STORAGE TYPE WATER HEATERS |
| 23 5134 | FLUES |
| 23 5230 | WALL-HUNG FIRE-TUBE STAINLESS STEEL HEATING BOILERS |

INVITATION TO BID -

Sealed bids for the **Five County Treatment & Youth Rehabilitation Center, 2023 Boiler Replacement** project will be received and opened by a representative of Center as requested by the Board of Trustees, at 2:00 PM MDT & at the Five County Treatment & Youth Rehabilitation Center, on Friday, February 17, 2023.

2023 BOILER REPLACEMENT
FOR
FIVE COUNTY TREATMENT & YOUTH REHABILITATION CENTER

Drawings, specifications, and additional details (including bid forms) may be secured as described below. All bids must be on the forms furnished, all blank spaces filled in, and signed with the name, address, and license number of the Bidder. No qualified bids will be read.

Each bid shall be accompanied by a certified check, cashier's check or a bidder's bond (executed by a qualified surety company with the power to do business in the State of Idaho) in the sum of not less than five percent (5%) of the total bid, made payable to **Five County Treatment & Youth Rehabilitation Center**. This surety shall be forfeited by the bidder in the event of failure to enter into a contract. Personal and company checks will not be accepted.

The Board of Trustees reserves the right to reject any or all bids or to waive any informalities, or to accept the bid or bids deemed best for the **Five County Center**.

A pre-bid walk-through will be held on 11:00 AM, Monday January 23, 2023, at the Five County Treatment & Youth Rehabilitation Center, **423 North 2300 East, St. Anthony, ID 83445**. All prime bidders are encouraged to attend. Contact person for this project is Travis Frisby.

Plans, specifications, proposal forms, and other information are on file for examination at the following locations.

Engineered Systems Associates
1355 East Center St.
Pocatello, Idaho 83201
(208) 233-0501

And at www.engsystems.com

One set of documents may be obtained by licensed mechanical and electrical contractors from the Engineer for a refundable deposit of \$100.00. Others may obtain documents at cost, non-refundable.

Publish dates:

January 30, 2023

INSTRUCTIONS TO BIDDERS

BIDS:

Sealed "Bids" will be received on or before the time and date set forth under "INVITATION TO BID."

The owner reserves the right to accept or reject any part of a bid, a single bid or all bids.

Bidders submitting a "Bid" on this work will be required to figure and furnish everything as called for by these plans, specifications, and the requirements of the "Bid" sheet.

All bids shall be in a sealed envelope addressed to the Advantage+ Credit Union. The following shall be written on the exterior of the envelope:

BIDS FOR 2023 Five County Treatment & Youth Rehabilitation Center

Bids openings to be announced during pre-bid walk-through, at 1355 E. Center St. Pocatello, ID. Bids not hand-delivered at the time of the bid opening must be received in the mail or at the office no later than 4:00 PM the day prior to the bid opening.

PRE-BID WALK-THROUGH

A mandatory pre-bid walk-through will be held on Jan 23rd, 2023. It is required that all prime bidders attend. The walk-through will begin at 11 AM.

EVIDENCE OF QUALIFICATIONS:

Upon request of the owner, a bidder whose bid is under consideration for award of the contract shall submit, promptly, satisfactory evidence of his financial resources, his experiences, and the organization and equipment he has available for performance of the contract.

OBJECTIONS:

Written objections to specifications or bid procedures must be received by the clerk, secretary, or other authorized official of the business at least one (1) business day before the date and time upon which bids are scheduled to be received, per Idaho Code Section 68-2806(c).

INSURANCE:

All contractors who provide goods or services to the business are required to provide the business with certificates of insurance for General Liability, Auto Liability, Workers Compensation, and Professional Liability, if applicable.

The General Liability and/or Professional Liability certificate must name the business as an additional insured under the contractor's policy.

Certificates are to be provided to the district prior to any work commencing on business property. This would include the placement of any equipment or materials at the work site.

Minimum Insurance Limits

| | |
|-----------------------|---|
| General Liability | \$1,000,000 per occurrence |
| | \$1,000,000 products and completed operations |
| | \$1,000,000 annual aggregate |
| Auto Liability | \$1,000,000 per occurrence |
| Workers' Compensation | Statutory |

HOLD HARMLESS AGREEMENTS:

The business expects your work to conform with professional standards. The contractor is expected to hold the business harmless for all damages or claims arising out of the work performed by the contractor. The business will not agree to hold the contractor harmless for damages or claims.

PERFORMANCE BOND:

The successful bidder will be required to furnish an 100% performance bond when entering into the contract work, per Idaho Code Section 54-1926, "conditioned upon the faithful performance of the contract in accordance with the plans, specifications and conditions thereof."

PAYMENT BOND:

The successful bidder will be required to furnish a 100% payment bond when entering into the contract work, per Idaho code Section 54-1926, "solely for the protection of persons supplying labor or materials, or returning, leasing, or otherwise supplying equipment to the contractor or his subcontractors in the prosecution of the work provided for in such contract."

RETAINAGE:

The Owner will retain 5% of the Contractor's earned sum to ensure faithful performance and verify that all taxes are paid on projects. The State Tax Commission requires up to 30 days to provide the verification to the Owner.

The five percent retainage may be used by Owner to offset any and all losses incurred by Owner in the course of the performance of the Contract by Contractor, including but not limited to tax liens, defective performance, defective products – including those of subcontractors or other damage caused by Contractor in the performance of this Contract. Owner shall provide Contractor with a written itemization of all sums retained by Owner at the time of its issuance of final payment. Under no circumstances shall Owner retain more than five percent of the contract price without written agreement of Contractor.

OWNER/CONTRACTOR AGREEMENT:

Unless otherwise required in the Bidding documents, the Agreement of the Work will be written on a contract similar to AIA Document A101, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a stipulated sum.

EMPLOYMENT OF RESIDENTS OF IDAHO:

In compliance with Idaho Laws, Sections 44-1001 and 44-1002 Idaho Code, the contractor "...must employ ninety-five percent (95%) bona fide Idaho residents as employees on any such contracts except where under such contracts fifty (50) or less persons are employed the contractor may employ ten percent (10%) nonresidents, provided however, in all cases such employers must give preference to the employment of bona fide Idaho residents in the performance of such work..."

TIME FRAME:

It is essential that this work be completed on schedule. Construction will begin TBD, and all work must be complete by TBD. The successful contractor will be required to work double shifts, overtime, or other arrangements as necessary to insure the project will be completed on time. See section 01142 Liquidated Damages.

STATE TAX:

The successful bidder shall within thirty (30) days of award of bid, file appropriate documents with the State Tax Commission as required by the Idaho Code Section 54-1904 A.

END OF INSTRUCTIONS TO BIDDERS

FIVE COUNTRY TREATMENT CENTER

BID FORM

TO:

GENTLEMEN:

The Undersigned hereby submits the following proposals:

1. BID ITEM:

Having carefully examined the Specifications and Drawings entitled:

2023 – BOILER REPLACEMENT
FOR
FIVE COUNTRY TREATMENT CENTER

as well as the premises and conditions affecting the work, the undersigned proposes to furnish all labor and materials and to perform all work as required by and in strict accordance with the above-named documents for the following sum:

BASE BID: (\$ _____)

2. CONTRACT:

If the undersigned be notified of the acceptance of this proposal, _____ agrees to execute a contract for the above work, for a compensation of the above stated amount.

3. COMPLETION DATE:

The Undersigned hereby also agrees to complete the work contemplated on or before _____, and agrees to the Liquidated Damages for work not substantially complete by this date.

The Undersigned acknowledges receipt of addenda numbers _____, _____, _____.

Dated at _____ this _____ day
of _____ 2023.

Very truly yours,

Bidder

Street or Building Address

Authorized Signature, Title

City State Zip

Contractor License No.

Telephone

END OF BID FORM FOR FIVE COUNTY TREATMENT CENTER

CONSTRUCTION CONTRACT

This contract is made and entered into, effective as of «**Contract Date**», by and Five County Treatment Center, (“Owner”), and «Company», (“Contractor”), a company duly licensed as a public works contractor in the State of Idaho, as follows:

1. **DESCRIPTION OF WORK.** Contractor shall perform the following described work, in accordance with the contract plans and specifications, more particularly described below:

2023 BOILER REPLACEMENT
FOR
FIVE COUNTRY TREATMENT CENTER

2. **CONTRACT DOCUMENTS.** The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings Specifications, Addenda issues prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreement either written or oral.
3. **CONTRACT PRICE.** Owner agrees to pay Contractor, for the work described, the total price of «Contract Amount». Payment of this amount is subject to additions or deductions in accordance with the provisions of this contract.
4. **UNIT PRICES.** Unit prices, if any, are as follows:
UNIT PRICES GO HERE OR STATE “NONE”
5. **PAYMENT SCHEDULE.** Based upon applications for payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided in these Contract Documents.

Each Application for Payment shall be based on the most recent statement of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor’s Applications for Payment.

Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials, or equipment, which have not been delivered and stored at the site.

Owner shall make final payment to Contractor no later than 30-days after the issuance of the Architect’s final Certificate for Payment or within thirty (30) days after the work is completed, if the contract is at that time fully performed, and subject to the condition that final payment shall not be due until Contractor has delivered to Owner a complete release of all liens arising out of the contract, or receipts in full covering all labor, materials, and equipment for which a lien could be filed. Notwithstanding the above, Owner will retain five percent of the contract price from the final payment to be released to the Contractor when the Owner receives a tax release from the Idaho State Tax Commission. The five percent retainage may be used by Owner to offset any and all losses incurred by Owner in the course of the performance of the Contract by Contractor, including but not limited to tax liens, defective performance, defective products – including those of subcontractors or other damage caused by Contractor in the performance of this Contract. Owner shall provide Contractor

with a written itemization of all sums retained by Owner at the time of its issuance of final payment. Under no circumstances shall Owner retain more than five percent of the contract price without written agreement of Contractor. In the event that progress payments will be made under this contract, the payment schedule will be set forth below or in an attachment hereto:

Provided that an Application for Payment is received by the Owner not later than the Twenty Fifth (25th) day of a month, the Owner shall make payment to the Contractor not later than the Fifteenth (15th) day of the following month. If an Application for Payment is received by the Owner after the application date fixed above, payment shall be made by the Owner not later than Thirty (30) days after the Owner receives the Application for Payment."

6. **EFFECT OF PAYMENT.** Owner by making payment waives all claims except those arising out of:

- A. Faulty work appearing after final payment is made;
- B. Work that does not comply with this contract;
- C. Outstanding claims of lien;
- D. Failure of Contractor to comply with any special guarantees required by the contract. Contractor, by accepting final payment, waives all claims except those that he has previously made in writing, and which remain unsettled at the time of acceptance.

7. **STARTING AND COMPLETION DATES.** Construction under this contract shall begin on _____, and be completed by _____.

8. **RESPONSIBILITIES OF OWNER.** Owner shall furnish all necessary surveys for the work, and shall secure and pay for easements for permanent structures or permanent changes in existing structures or facilities on the work site, or which are necessary for its proper completion.

Owner reserves the right to let other contracts for construction work to be performed at the work site. Contractor shall cooperate with all other contractors to the effect that their work shall not be impeded by his construction, and shall give such other contractors access to the work site necessary to perform their contracts.

9. **RESPONSIBILITIES OF CONTRACTOR.** Contractor's duties and rights in connection with the above-described project are as follow:

- A. **Responsibility for the Supervision of Construction.** Contractor shall be solely responsible for all construction under this contract, including the techniques, sequences, procedures, and means, and for coordination for all work. Contractor shall supervise and direct the work to the best of his ability, and give it all the attention necessary for such proper supervision and direction. The project shall be completed in a proper, workmanlike manner, consistent with the highest standards of quality in the community.
- B. **Furnishing of Labor, Materials, etc.** Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment, and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work on the project in accordance with the contract. Ninety-five percent (95%) of Contractor's employees must be bona fide Idaho residents as required by Idaho Code § 44-1001.
- C. **Procurement of Licenses and Permits.** Contractor shall pay all taxes required by law in connection with work on the project in accordance with this contract including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the work, paying the fees for such licenses and permits. Contractor represents that he is authorized to do business in the State of Idaho and, pursuant to Idaho Code §63-1502, shall

provide evidence that he is so qualified.

D. Payment of Taxes.

- i Pursuant to Idaho Code §63-1503, Contractor agrees to pay promptly when due all taxes (other than on real property), excises and license fees due to the state, its subdivisions, and municipal and quasi-municipal corporation therein accrued or accruing during the term of this contract, whether or not the same shall be payable at the end of such term. If the said taxes, excises, and license fees are not payable at the end of said term, but liability for the payment thereof exists, even though the same constitute liens upon his property, to secure the same to the satisfaction of the respective officers charged with the collection thereof. In the event of the Contractor's default in the payment or securing of such taxes, excises, and license fees, the Contractor hereby consents that the Owner may withhold from any payment due to the Contractor under this contract, the estimated amount of such accrued and accruing taxes, excises, and license fees for the benefit of all taxing units to which said Contractor is liable.
 - ii Pursuant to Idaho Code §63-1502, Contractor shall provide evidence that he has paid or secured to the satisfaction of the respective taxing units, as defined in Idaho Code §63-1501, all taxes for which he or his property is liable then due or delinquent.
 - iii Pursuant to Idaho Code §63-1504, before Owner shall approve any claim on account of construction work performed as required by this contract, Contractor (or any sub-contractor claimant) must furnish evidence to Owner that he (i.e. Contractor or any sub-contractor, as the case may be) has paid all taxes, excises and license fees due to the state and its taxing units, due and payable during the term of this contract for such construction, and that he has secured all such taxes, excises, and license fees liability for the payment of which has accrued during the term of this contract, notwithstanding they may not yet be due or payable.
- E. Except as otherwise provided in Idaho Code §44-1002, Contractor must employ ninety-five percent (95%) bona fide Idaho residents as employees on the project unless fifty (50) or less persons are employed in which event Contractor may employ ten percent (10%) nonresidents, provided however, in any case Contractor must give preference to the employment of bona fide residents in the performance of said work.
- F. Compliance With Construction Laws and Regulations. Contractor shall comply with all laws and ordinances, and the rules, regulations, or orders of all public authorities relating to the performance of the work under and pursuant to this contract. If any of this contract is at variance with any such laws, ordinances, rules, regulations, or orders, he shall notify Owner promptly on discovery of such variance.
- G. Responsibility for Negligence of Employees and Subcontractors. Contractor assumes full responsibility for acts, negligence, or omissions of all his employees on the project, for those of his subcontractors and their employees, and for those of all other persons doing work under a contract with him. Smoking and alcohol are prohibited on school property. Unauthorized persons are not allowed on the job site.
- H. Warranty of Fitness of Equipment and Materials. Contractor represents and warrants to Owner that all equipment and materials used in the work, and made a part of the structures on such work, or placed permanently in connection with such work, will be new, of good quality, free of defects, and in conformity with this contract. It is understood and agreed between the parties to this contract that all equipment and materials not so in conformity will be considered defective.
- I. Clean-up. Contractor agrees to keep the work premises and adjoining ways free of waste material and rubbish caused by his work or that of his subcontractors. Contractor further agrees to remove all such waste material and rubbish on termination of the project, together with all of his tools, equipment, machinery, and surplus materials. Contractor agrees, on terminating his work at the site, to conduct general clean-up operations, including the

cleaning of all glass surfaces, paved streets and walks, steps, and interior floors and walls.

J. Indemnity and Hold Harmless Agreement.

- i Contractor agrees to indemnify and hold harmless Owner, and its agents and employees, from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees in case it shall be necessary to file an action, arising out of performance of the work in this contract, that is (a) for bodily injury, illness, or death, or for property damage, including loss of use, and (b) caused in whole or in part by Contractor's intentional and/or negligent act or omission, the act of an employee or agent of the Contractor or that of a subcontractor.
- ii Contractor further agrees to indemnify, save harmless, and make whole, Owner from any and all defects appearing or developing in the workmanship or materials performed or furnished under this Contract for a period of one (1) year after the acceptance thereof by Owner.

- K. Performance and Payment Bonds. Contemporaneously with the execution of this contract, Contractor shall provide performance and payment bonds in the form required by Idaho Code § 54-1926. The bonds shall be eighty-five percent (100%) of the contract price and shall provide Owner with security for faithful performance of the contract and also provide security for protection of persons supplying labor and/or materials for the contract.

10. **TIME OF ESSENCE; EXTENSION OF TIME.** All times stated in this contract are of the essence. The time stated in this contract may be extended by a change order from Owner for such reasonable time as it may determine, when in its opinion Contractor is delayed in work progress by changes ordered, labor disputes, fire, prolonged transportation delays, injuries, or other causes beyond Contractor's control or which justify the delay. Otherwise, in the event the project is not completed by the scheduled completion date, Contractor shall be required to pay Owner as liquidated damages the sum of \$500 for each calendar day, after the scheduled completion date, that the project is unfinished.

11. **SUBCONTRACTORS.** Contractor agrees to furnish Owner, prior to the execution of this contract, with a list of names of subcontractors to whom he proposes to award the principal portions of the work to be subcontracted by him.

A subcontractor, for the purposes of this contract, shall be a person with whom Contractor has a direct contract for work at the project site.

Contractor agrees not to employ a subcontractor to whose employment Owner reasonably objects, nor shall Contractor be required to hire a subcontractor to whose employment he reasonably objects.

All contracts between Contractor and subcontractor shall conform to the provisions of this contract, and shall incorporate in them the relevant provisions of this contract.

12. **ARBITRATION.** All claims and disputes relating to this contract shall be subject to arbitration at the option of either Owner or Contractor in accordance with the Arbitration Rules of the American Arbitration Association for the construction industry.

- A. A formal written demand for Arbitration shall be filed with BOTH the other party to this contract AND with the American Arbitration Association, within a reasonable time after the dispute has arisen, but NOT LATER THAN SIXTY (60) DAYS after the claim or dispute arose.
- B. A "claim" or "dispute" under this Paragraph arises when the claiming or disputing party FIRST knew or reasonably should have known of the subject matter of the "claim" or "dispute." The purpose of this Paragraph is to encourage the prompt resolution of any and all "claims" or "disputes." As a result, any doubts regarding the determination of

when such notice occurred shall be resolved by giving all due deference to the EARLIEST date of notice. The determination of when a "claim" or "dispute" occurred shall not be determined by reference to the date where an "impasse" had occurred.

C. The Arbitrator is authorized to award reasonable attorney fees to the prevailing party.

13. **INSURANCE.** Contractor agrees to keep in force at his own expense during the entire period of construction on the project such liability insurance as will protect him from claims, under workers' compensation and other employee benefit laws, for bodily injury and death, and for property damage, that may arise out of work under this contract, whether directly or indirectly by Contractor, or directly or indirectly by a subcontractor. The minimum liability limits of such insurance shall not be less than the limits required by law for that type of damage claim. Proof of such insurance shall be filed by Contractor with Owner within a reasonable time after execution of this contract. Contractor shall be responsible for insuring all construction materials, tools and equipment stored at the job site.

14. **CORRECTING WORK.** When it appears to the Owner or the Contractor during the course of construction that any work does not conform to the provisions of this contract, Contractor shall make necessary corrections so that such work will so conform, and in addition will correct any defects caused by faulty materials, equipment, or quality of performance in work supervised by him or by a subcontractor, appearing within one (1) year from the date of final payment, or within such longer period as may be prescribed by law.

15. **WORK CHANGES.** Owner reserves the right to order work changes in the nature of additions, deletions, or modifications, without invalidating this contract, and agrees to make corresponding adjustments in the contract price and time for completion.

All changes will be authorized by a written change order signed by Owner. The change order will include conforming changes in the contract price and completion time.

Work shall be changed, and the contract price and completion time shall be modified only as set out in the written change order. No work is to be initiated without the written change order in place.

Any adjustment in the contract price resulting in a credit or a charge to Owner shall be determined by mutual contract of the parties, or by arbitration, before starting the work involved in the change.

The total allowance for combined overhead and profit for changes shall be included in the total cost to the owner and shall be based on the following schedule.

A. For the Contractor, 10% over cost.

B. For the Sub-Contractor, 15% over cost to be divided 10% for Sub-Contractor and 5% for Contractor.

C. For any Sub-Subcontractor, 15% over cost to be divided 5% for Contractor, 5% for Sub-Contractor, and 5% for Sub-Subcontractor.

16. **CONTRACTOR'S TERMINATION.** Owner may, on five days notice to Contractor, terminate this contract before the completion date specified in this contract, or extended times provided by approved change orders, and without prejudice to any other remedy they may have, if Contractor defaults in performance of any provision in this contract, or fails to carry out his work in accordance with the provisions of the contract documents. If the unpaid balance on the contract price at the time of such termination exceeds the expense of finishing the work, owners will pay such excess to Contractor. If the expense of finishing the work exceeds the unpaid balance at the time of termination, Contractor agrees to pay the difference to Owners.

17. **GOVERNING LAW.** It is agreed that this contract shall be governed by, construed, and enforced in

accordance with the laws of the State of Idaho.

- 18. **GENDER AND NUMBER.** As used in this contract, the masculine, feminine, or neuter gender, and the singular or plural number, each shall be deemed to include the other whenever the context so indicates.
- 19. **ATTORNEY FEES.** In the event that any action, including Arbitration, is filed in relation to this contract, the unsuccessful party in the action shall pay to the prevailing party, in addition to all the sums that either party may be called on to pay at Arbitration, a reasonable sum for the successful party's attorney's fees.
- 20. **ENTIRE AGREEMENT.** This contract shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this contract shall not be binding upon either party except to the extent incorporated in this contract.
- 21. **MODIFICATION OF AGREEMENT.** Any modification of this contract or additional obligation assumed by either party in connection with this agreement shall not be binding upon either party except to the extent an amendment in writing, executed by both the Owner and the Contractor.
- 22. **NOTICES.** Any notice provided for or concerning this contract shall be in writing and be deemed sufficiently given when sent by certified or registered mail and addressed as follows:

| | |
|--------------------------|-------------------------------------|
| To: Owner | To: Engineered Systems Assoc., Inc. |
| Five County Treatment | 1355 East Center |
| 423 North 2300 East | Pocatello, Idaho 83201 |
| St. Anthony, Idaho 83445 | |
- 23. **ASSIGNMENT OF RIGHTS.** The rights of each party under this contract are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.
- 24. **PARAGRAPH HEADINGS.** The titles to the paragraphs of this contract are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this contract.

IN WITNESS WHEREOF the parties have executed this contract on the date indicated below:

OWNER:
 Five County Treatment
 St. Anthony, Idaho 83445

CONTRACTOR:
 «Company»

Dated: _____

Dated: _____

By: _____

By: _____

Title: _____

Title: _____

Attest: _____

Attest: _____

FORM OF BOND

KNOW ALL MEN: That we _____,
Principal,

_____, Surety,

are held firmly bound unto _____, Owner,

in the sum of _____
Dollars

(\$_____)

for the payment of which we bind ourselves, our legal representatives, successors, and assigns, jointly and severally, firmly by the presents.

WHEREAS, Principal has executed contract with Owner, dated

for

copy of which contract is by reference made a part hereof.

NOW, THEREFORE, if Principal shall faithfully perform such contract and pay all persons who have furnished labor or material for use in or about the improvement and shall indemnify and save harmless the Owner from all cost and indemnify and save harmless the Owner from any defect or defects in any of the workmanship or materials entering into any part of the work which shall develop or be discovered within one year after the final acceptance of such work, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

Provided, that the liability hereunder for defects in materials or workmanship for a period of one year after final acceptance of the work shall not exceed the sum of: _____ Dollars

(\$_____)

All persons who have furnished labor or materials for use in or about the improvement shall have a direct right of action under the bond, subject to the Owner's priority.

The Contract, including the completion thereof after default, if any, shall be prosecuted under full supervision of a duly qualified Engineer.

Any payment of payments under the bond shall reduce its penalty to the extent of such payment of payments.

No suit or action may be maintained under the bond unless it shall have been instituted within two years from date on which final payment under the contract falls due.

The Owner and Engineer shall cooperate with and assist Surety in prosecuting its rights and claims, if any, against Principal and others by supplying testimony, books, records, and documentary evidences in their possession.

The Surety hereby waives notice of any alterations, extensions, or forbearance made or extended by the Owner or Principal.

In event Principal is in default under the contract as defined therein, Surety will (a) within fifteen days of determination of such default, take over and assume completion of said contract and become entitled to the payment of the balance of the contract price, or (b) pay the Owner in cash the reasonable cost of completion, less the balance of the contract price including retained percentage. The cost of completion shall be fixed by taking bids from at least three responsible contractors, one chosen by the Owner, one by the Engineer, and one by the Surety. The Surety will make such payment within fifteen days after the cost of completion shall have been so determined.

Signed and sealed this _____ day of _____ 2022.

(Principal)

(Surety)

DIVISION 01 - GENERAL PROVISIONS**01002 SCOPE OF WORK**

1. The work to be done under this specification includes the furnishing of all labor, equipment, and materials to do all work as specified and shown on the drawings. It is the intent of these specifications that the work shall be complete and ready for operation before acceptance. The work shall include, but is not necessarily limited to, the following:
 - a. Replacement of the existing Boiler systems, new electrical, motor control center, and cutting and patching and concrete work required for the replacement work.

01005 INTERPRETATIONS

1. Questions regarding drawings and specifications should be addressed to Engineered Systems Associates, 1355 East Center, Pocatello, Idaho 83201. Questions will be answered by bulletin or addendum addressed to all Bidders. All addenda issued during the time of bidding will be incorporated into the contract. Questions received less than 48 hours before bid time cannot be answered.

01010 ORDINANCES

1. The work shall be installed in accordance with the local plumbing and electrical codes, any other government code or ordinance that pertains to this type of work, and to the rules and regulations of the local utility companies.
2. Should these specifications and drawings conflict with any regulatory codes, the most stringent requirement shall govern the proper installation of the work and no extra charge shall be made for any changes required to comply with the code.
3. The contractor hereby binds himself to protect and save harmless the owner from all damages arising from the violation of any and all Federal, State, County, City, and all other laws, rules, regulations, in the performance of the terms of the contract.

01015 WORKMANSHIP

1. Workmanship shall be the best quality of its kind for respective industries, trades, crafts, and practices and shall be acceptable in every respect to the Owner, making good and perfect work in all details of construction.

01018 EXAMINATION OF SITE AND CONDITIONS

1. Before submitting a proposal, Bidders shall carefully examine the drawings and specifications, visit the worksite and fully inform themselves of all existing conditions and limitations, and shall include in their proposal a sum to cover the cost of all items included in the contract and shall rely entirely on their own examination in making their proposal.

01020 FEES & PERMITS

1. The Contractor shall procure all necessary permits, pay for the same and shall obtain all official license for the construction of the work and for temporary obstructions, enclosures, openings of streets for pipes, walls, etc. arising from the construction and completion of the work as mentioned in the specifications. He shall be responsible for all violations of the law for any reason in connection with the construction of the work or caused by obstructing streets, sidewalks, etc., and he shall give all requisite notice to public authorities.

01040 HOLD HARMLESS AGREEMENT

1. In addition to obtaining insurance coverage as required by the Contract Documents above, Contractor shall indemnify and save harmless Owner from and against any and all liability, demands, causes of action, or claims thereof, whether well-founded or otherwise, including the cost of defending the same, for bodily injury to any person whomsoever, (including employees of Owner) or damage to property of any person in the course of, or in connection with, the operations by Contractor under this Contract. No subcontractor shall relieve the Contractor of any of his liability or obligations under the contract. Contractor agrees that he is fully responsible to Owner for acts or omissions of his sub-contractors and their material men and of persons either directly or indirectly employed by them.

01045 LIENS AND ENCUMBRANCES

1. The Contractor, before receiving final payment of the job, shall furnish evidence of satisfactory and complete release on all liens and encumbrances of any nature that he may have placed thereon.
2. All sub-contractors furnishing material must be paid in full and receipted bills therefrom be submitted before final payment is made.

01050 EXECUTION, CORRELATION AND INTENT OF DOCUMENTS

1. Perfect coordination of all the documents comprising the contract is sought in their preparation. The formal contract document shall, however, be construed as precedent to and as superseding provisions in, or inferences drawn from provisions in any or all other documents of the contract in disagreement therewith. In case of disagreement between the drawings and the specifications, the specifications' requirements shall prevail. Requirements shown on the drawings and not cited or contradicted in the specifications or requirements cited in the specifications and not shown on the drawings, shall be as binding upon the parties as though cited in the specifications and shown on the drawings.

01055 DETAIL DRAWINGS AND INSTRUCTIONS

1. Contractor shall check all drawings and any supplementary drawings which may be furnished by the Engineer and shall promptly notify the Engineer of any discrepancies. Each Contractor shall compare all drawings and verify figures before laying out his work and will be responsible for any errors which might have been avoided thereby. When measurements are affected by conditions already established, the Contractor shall take measurements, notwithstanding the giving of scale, or figure, dimensions on the drawings. All questions regarding the figures, drawings, plans and specifications and the interpretation thereof and resolving of conflicts and inconsistencies therein shall be determined by the Engineer, and the work shall be performed in accordance with such determinations and instructions of the Engineer.
2. The omission from the drawings or specifications or the description of details of work which is evidently necessary to carry out the intent of the drawings and specifications, or which is customarily performed, shall not relieve the Contractor from performing such omission and details of work but they shall be performed as if fully, correctly set forth and described in the drawings and specifications.

01060 CHANGES IN THE WORK

1. The owner, without invalidating the contract, may order extra work or make changes by altering, adding to or deducting from the work, the contract sum being adjusted accordingly. All such work shall be executed under the conditions of the original contract, except that any claim for extension of the time caused thereby shall be adjusted at the time of ordering such change.
2. The total allowance for combined overhead and profit for changes shall be included in the total cost to the owner and shall be based on the following schedule: A. For the Contractor, 10% over cost.; B.

For the Sub-Contractor, 15% over cost to be divided 10% for Sub-Contractor and 5% for Contractor; and C. For any Sub-Subcontractor, 15% over cost to be divided 5% for Contractor, 5% for Sub-Contractor, and 5% for Sub-Subcontractor.

01065 BRAND NAMES AND SUBSTITUTIONS

1. Reference in this specification to any product or material by name, make or catalog number shall be interpreted as establishing a standard of quality and shall not be construed as limited competition. The Contractor may, at his option, use any product or material that conforms with this specification for which he has received written approval five days prior to bid opening.
2. Substitution request shall include complete submittal data showing compliance with the specified items and listing any differences from that specified.

01070 EQUIPMENT SUBMITTAL

1. Equipment and materials proposed for installation shall be submitted in six copies to the Engineer by the Contractor for the Engineer's approval or rejection. The schedules shall include catalogs, cuts, drawings and such other descriptive data or samples that are requested by the Engineer. The submittals must be in the Engineer's office not later than ten (10) days after award of contract. Contractor shall not order any equipment until he has received written approval from the Engineer.
2. The contractor shall provide all labor, materials, tools, and equipment, etc. necessary for the complete and substantial execution of everything described in the plans and specifications.

01075 CONTRACTOR SHALL VISIT THE SITE

1. The Contractor shall visit the site before placing his bid in order to become familiar with existing conditions. No extra charge will be paid to the Contractor due to his failure to completely ascertain existing conditions.

01080 MATERIALS, EQUIPMENT AND ACCESSORIES

1. Unless otherwise specified, all equipment, accessories and materials shall be new and undamaged, and the workmanship shall be of the best quality for use intended and shall be acceptable to the Engineer or Owner.
2. Equipment, accessories and materials shall be essentially the standard products of the manufacturer, or as specified herein. Where two or more units of the same class of new equipment are required, these units shall be products of a single manufacturer.
3. The contractor shall make arrangement and coordinate with the Maintenance Dept. for storage of materials and equipment. Any damages of life or property caused by storage of materials on the above indicated place shall be paid for by the contractor, who shall hold the owner harmless for any damages concerning the same.

01085 REMOVING OF DEBRIS, ETC.

1. The contractor shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish from and about the building and all tools and surplus materials and shall leave his work clean. In case of dispute, the owner shall remove the rubbish and surplus materials and charge the cost to the contractor.
2. Upon completion of the work remove all surplus materials and rubbish. Clean all spots resulting from this work from hardware, floors, glass, walls, etc. Do all required patching up and repair of work of

other trades damaged by this division of the work and leave the premises in a clean, orderly condition.

01090 INSPECTIONS

1. The Contractor must at all times allow the Owner's authorized representative to come on the job for the purpose of inspection and lend any assistance necessary to help this work along.

01092 MAINTENANCE & OPERATING MANUALS

1. Prior to the pre-final project review, this Contractor shall compile two (2) sets of Maintenance and Operating Instructions. Bind each set in a three-ring loose leaf binder. Manuals shall include, but shall not be limited to, the following:
 - a. Provide a master index at beginning of Manual showing items included. Use plastic index tabs for sections of Manual.
 - b. First section shall have an index tab labeled "General" and shall contain the following information:
 1. One sheet consisting of names, addresses, and phone numbers of Mechanical & Electrical Engineers, General Contractor, and Subcontractors.
 2. One sheet entitled List of Suppliers which gives a complete list of equipment installed with name, address, and phone number of vendor for each item of equipment.
 3. Sheets entitled Description of System which give a general description of the mechanical system. The information should be broken into three categories:
 - Major Equipment Location
 - Descriptions of Systems and Operations
 - Suggested Maintenance and Routines:
 - a) Summary list of mechanical equipment requiring lubrication showing name of equipment, location, and type and frequency of lubrication.
 - b) List of mechanical equipment used indicating name, model, serial number, and name plate data of each item together with number and name associated with each system item.
 - c. The second section shall have an index tab labeled "Equipment" and shall be followed by an index tab for each type of equipment, including plumbing fixtures, temperature controls, doors, ceilings, floor, and electrical.
 1. Include approved copies of submittals for each piece of equipment. Literature shall show capacities and size of equipment used and be marked indicating each specific item with applicable data underlined.
 2. Include manufacturer's published maintenance and operating instructions for each piece of equipment.
 - a) Instructions shall include name of vendor, installation instructions, parts numbers & lists, operation instructions of equipment, and maintenance & lubrication instructions.
 - b) Step-by-step procedure to follow in putting each piece of mechanical equipment into operation.
 - c) Provide schematic control diagrams for each separate fan system, refrigeration system, heating system, control panel, etc. Each diagram shall show locations of start-stop switches, insertion thermostats, room thermostats, thermometers, firestats, pressure gauges, automatic valves, and refrigeration accessories. Mark correct operating settings for each control instrument on these diagrams.
 - d) Provide diagram for electrical control system showing wiring of related electrical control items such as firestats, fuses, interlocks, electrical switches, and relays.
 - e) Provide a drawing of each temperature control panel identifying components on the panels and their function.
 - f) Provide a sequence of control as part of the temperature control section.

- d. Provide an index tab for the Air Balance and Test Run Reports and insert the reports.
2. These manuals shall be submitted to the Engineer for approval and distribution prior to the pre-final project review.

01100 BUILDING DAMAGE

1. This Contractor shall be responsible for any damage to the building, carpets, furnishings, etc., caused by his workmen. Special care shall be taken to cover all carpets, floors, protect wall and ceilings. If floors are damaged repairs will be at the Contractors expense. If carpets are soiled by this Contractor, he shall clean the carpets at his expense. If building walls are soiled, he shall be required to clean the walls or repaint them. Take special care in moving about in this building facility. Protect stairs with covering and plywood.
2. All walls, floors and ceilings shall be protected in the areas of construction and the areas of access to the construction. Any damage to existing surfaces shall be patched and repaired to match the existing conditions as approved by the Engineer at the Contractor's expense.

01105 CONTRACTOR USE OF BUILDING FACILITIES

1. This Contractor will not be allowed the use of the building rest room facilities, showers, cooking facilities, refrigerators, etc., or to occupy other areas of the building such as classroom facilities. Lunches and food should be eaten in the mechanical room or outside of the building. The Contractor will be responsible to clean the facilities when he leaves the project.
2. The Contractor shall provide onsite temporary toilet facilities for use of Contractor's employees during the period of work on this contract.

01110 CO-ORDINATION AND SCHEDULING

1. Contractor shall confer with the Owner at site to determine most suitable time to perform the work. Once started, the installation shall be completed promptly to get the system back in service as soon as practical.

01115 TEST RUN

1. Contractor shall operate system for such time as necessary to demonstrate satisfactory performance. Make required adjustments and instruct Owner's representative in its proper operation and maintenance.

01120 GUARANTEE

1. Contractor shall warrant and guarantee all work performed by him directly and by his sub-contractors, and shall make good any defect in workmanship or materials which may develop in his work within one year from the date of final acceptance thereof. Any repairs, adjustments or replacements must be made promptly after notification from the Owner of such defects.

01122 PATCHING AND PAINTING EXCEPT WHERE NOTED OTHERWISE.

1. Necessary openings shall be cut to approximately the required size with neat workmanship and with openings properly located for the proper operation of the system and the utility of the space considered. Necessary patching shall be done in such a way that brick and concrete if removed shall be restored as it was. Plaster shall be restored as it was; plaster shall be spackled or re-plastered as required. All surfaces shall be restored with first quality materials of a color to properly match the existing materials surrounding the opening or place where patching has been done.

2. All equipment furnished in finished painted condition by this Contractor shall be left without mark or scratch. Any necessary refinishing to match original shall be done.
3. It is the Contractors responsibility to patch and repair all openings or unfinished areas left by the Contractor and subcontractors due to the demolition of the existing equipment and piping or installation of new equipment and piping except where noted. Areas shall be patched to match the existing conditions where noted. Painting will be done by the Owner.

01125 APPLICATIONS FOR PAYMENTS

1. At least ten (10) days before the request for the first payment on the contract the Contractor shall furnish to the Engineer, for his approval, a schedule of values or a breakdown of the various parts of the work as subdivided in the specifications (for the total equaling the contract price) on forms approved by the Engineer in triplicate. The approved values shall become the basis for determining progress payments and for negotiating change orders. Reference be made to the Contract Agreement, a copy of which is bound with these specifications.
2. At least ten (10) days before each payment falls due, the Contractor shall submit to the Engineer three copies of a statement of the form described above showing the proportionate part of the work performed and materials on the site up to the first of the month, which date shall be the termination of the period covered by the payment. Such statement shall be made in the form approved by the Engineer, but it shall not be binding against the Engineer's judgment.
3. Application for payments dated on or prior to the 25th of the month, shall be made by the 15th of the following month. Application for payments dated after the 25th of the month, payment shall be made within the next pay cycle.
4. The first payment on this project will be made after July 1, 2018.

01130 CONTRACTOR'S LIABILITY FOR TAXES

1. In accordance with Section 3, Chapter 246, Idaho Session Laws, 1937, the Contractor in consideration of securing the business of erecting or construction public works in the state, recognizing that the business in which he is engaged is of a transitory character and that in the pursuit thereof, his property contained therein may be without the state when taxes, excises or license fees to which he is liable become payable, agrees:
 - a. To pay promptly when due all taxes (other than real property) and license fees due to the state, its subdivisions and municipal or quasimunicipal corporation therein accrued or accruing during the term of this Contract, whether or not the same shall be payable at the end of such term.
 - b. That if said taxes, excises and license fees are not payable at the end of such term, both liability for the payment thereof, exists, even though the same constitute liens upon his property to secure the same to the satisfaction of the respective officers charged with the collection thereof;
 - c. That, in the event of his default in the payment of securing of such taxes, excises and license fees, to consent that the department, officer, board or taxing unit entering into the Contract may withhold from any payments due him hereunder the estimated amount of such accrued and accruing taxes, excises and license fees for the benefit of all taxing units to which said Contractor is liable.
 - d. The Contract Sum and any agreed variations there, includes all Federal, State and Local taxes imposed by law.

01135 OWNERSHIP OF REMOVALS

1. The Owner shall have first right to claim any of the existing equipment or materials being removed. The Contractor shall notify the Owner when he is ready to do the demolition and the Owner shall have a maximum of one week to make his wishes known to the Contractor. A list of Owner desired equipment will be issued as an addendum.
2. The Contractor shall be responsible for any or all other removals as may be necessary and required to entirely complete the work included under this contract.
3. All apparatus, equipment, fixtures, electrical work, mechanical work, utilities, piping and all other salvageable materials of whatever character shall carefully be removed by the Contractor and/or Subcontractors and same shall be the property of the Contractor, except where specifically called out on the drawings or listed in the addendum.

01136 DEMOLITION

1. The Contractor shall contain demolition work required in each room or area so as to minimize any dust and damage to other parts of the building.
2. Protect all walls, floors and ceilings where demolition takes place.
3. Remove all material from the building as soon as possible and protect areas of exit from damage from the removed material and equipment.

01140 ROOFING REPAIRS

1. All roofing and patching related to any new work on the roof to be performed by a metal roofing Contractor. The curbs are to extend a minimum of 12 inches above the roof surface. Roofing Contractor shall inspect existing roof where new work is to be done to verify condition and protection required.

01142 ASBESTOS

1. Any asbestos encountered shall be called to the attention of the engineer and the owner.
2. All asbestos removal work will be taken care of by the school district under separate contract.

01144 DATA, FIRE ALARM AND SECURITY

1. Any changes necessary to the existing data, fire alarm, security, or speaker system to complete the work specified shall be called to the attention of the engineer and the owner.
2. The owner shall take care of any changes to the existing data, fire alarm, security system, or speaker system under separate contract or with their own forces.

01146 LIQUIDATED DAMAGES

1. The Owner will suffer financial loss in an amount that is difficult to quantify if the Project is not Substantially Complete on the date set forth in the Contract Documents. The Contractor (and his Surety) shall be liable for and shall pay to the Owner the sums hereinafter stipulated as fixed, agreed and liquidated damages, and not as a penalty, for each calendar day of delay until work is Substantially Complete:

Five Hundred and no/100-----Dollars (\$500.00)

01147 SUPERINTENDENT

1. The Contractor shall employ a competent Superintendent who shall be in attendance at the project site during the performance of any work by the Contractor or his sub-contractors. The Superintendent shall represent the Contractor and communications given to the Superintendent shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing.
2. The Superintendent shall not be changed except with the consent of the Engineer unless the Superintendent proves to be unsatisfactory to the Contractor and ceases to be in his employ. Under this circumstance the new Superintendent shall also be satisfactory to the Engineer and the Owner.
3. The Superintendent shall coordinate all work of the sub-contractors so as to insure the work is completed on time and coordinate between all sub-contractors.
4. The Superintendent shall have safety and coordination meetings with all contractors and sub-contractors at least weekly.

01148 CONSTRUCTION MEETINGS

1. At the pre-construction meeting all contractors and sub-contractors shall be present. A construction schedule shall be presented by the contractor.
2. Construction meetings will be scheduled for the project. All contractors and sub-contractors working at the time are expected to be present for the construction meetings.
3. The Owners representative and the Engineer will be present at all construction meetings.

01150 GENERAL CONDITIONS

1. By reference, the Standard Form of the American Institute of Architects for General Conditions of the Contract, A.I.A. Document A 201 is a part of this contract.

END OF DIVISION 01

DIVISION 23: HEATING, VENTILATING, AND AIR-CONDITIONING

23 0000 HEATING, VENTILATING, AND AIR-CONDITIONING

- 23 0501 COMMON HVAC REQUIREMENTS
- 23 0502 DEMOLITION AND REPAIR
- 23 0553 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
- 23 0593 TESTING, ADJUSTING, AND BALANCING
- 23 0800 FIRE STOPPING

23 2000 HVAC PIPING AND PUMPS

- 23 2113 HYDRONIC PIPING
- 23 2125 CLEANING AND FLUSHING WATER CIRCULATING SYSTEMS

23 3000 WATER HEATER EQUIPMENT

- 23 3420 GAS FIRED STORAGE TYPE WATER HEATERS

23 5000 CENTRAL HEATING EQUIPMENT

- 23 3420 GAS FIRED STORAGE TYPE WATER HEATERS
- 23 5134 FLUES
- 23 5233 WALL-HUNG FIRE-TUBE STAINLESS STEEL HEATING BOILERS

END TABLE OF CONTENTS

SECTION 23 0501 – COMMON HVAC REQUIREMENTS**PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and General Provisions of Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Furnish labor, materials, and equipment necessary for completion of work as described in Contract Documents.
- B. It is the intent of these specifications that the systems specified herein are to be complete and operational before being turned over to the owner. During the bidding process, the contractor is to ask questions or call to the engineer's attention any items that are not shown or may be required to make the system complete and operational. Once the project is bid and the contractor has accepted the contract, it is his responsibility to furnish and install all equipment and parts necessary to provide a complete and operational system without additional cost to the owner.
- C. Furnish and install fire stopping materials to seal penetrations through fire rated structures and draft stops.
- D. Includes But Not Limited To:
 - 1. General procedures and requirements for HVAC.
- E. Related Sections:
 - 1. Section 23 0593: Testing, Adjusting, and Balancing for HVAC.

1.3 SUBMITTALS

- A. Substitutions: By specific designation and description, standards are established for specialties and equipment. Other makes of specialties and equipment of equal quality will be considered provided such proposed substitutions are submitted to the Architect for his approval, complete with specification data showing how it meets the specifications, at least 5 working days prior to bid opening. A list of approved substitutions will be published as an addendum.
 - 1. Submit a single copy of Manufacturer's catalog data including Manufacturer's complete specification for each proposed substitution.
 - 2. The Architect or Engineer is to be the sole judge as to the quality of any material offered as an equal.
- B. Product Data, Shop Drawings: Within 30 days after award of contract, submit 6 sets of Manufacturer's catalog data for each manufactured item.
 - 1. Literature shall include enough information to show complete compliance with Contract Document requirements.
 - 2. Mark literature to indicate specific item with applicable data underlined.
 - 3. Information shall include but not be limited to capacities, ratings, type of material used, guarantee, and such dimensions as are necessary to check space requirements.
 - 4. When accepted, submittal shall be an addition to Contract Documents and shall be in equal force. No variation shall be permitted.

5. Even though the submittals have been accepted by the Engineer, it does not relieve the contractor from meeting all of the requirements of the plans and specifications and providing a complete and operational system.
- C. Drawings of Record: One complete sets of blue line mechanical drawings shall be provided for the purpose of showing a complete picture of the work as actually installed.
1. These drawings shall serve as work progress report sheets. Contractor shall make notations neat and legible therein daily as the work proceeds.
 2. The drawings shall be kept at the job at a location designated by the Mechanical Engineer.
 3. At completion of the project these "as-built" drawings shall be signed by the Contractor, dated, and returned to the Architect.
- D. Operating Instructions and Service Manual: The Mechanical Contractor shall prepare 2 copies of an Operation and Maintenance Manual for all mechanical systems and equipment used in this project. Manuals shall be bound in hard-backed binders and the front cover and spine of each binder shall indicate the name and location of the project. Use plastic tab indexes for all sections. Provide a section for each different type of equipment item. The following items shall be included in the manual, together with any other pertinent data. This list is not complete and is to be used as a guide.
1. Provide a master index at the beginning of the manual showing all items included.
 2. The first section of the manual shall contain:
 - a. Names, addresses, and telephone numbers of Architect, Mechanical Engineer, Electrical Engineer, General Contractor, Plumbing Contractor, HVAC Contractor, and Temperature Control Contractor.
 - b. List of Suppliers which shall include a complete list of each piece of equipment used with the name, address, and telephone number of vendor.
 - c. General Description of Systems including –
 - 1) Location of all major equipment
 - 2) Description of the various mechanical systems
 - 3) Description of operation and control of the mechanical systems
 - 4) Suggested maintenance schedule
 - d. Copy of contractor's written warranty
 3. Provide a copy of approved submittal literature for each piece of equipment.
 4. Provide maintenance and operation literature published by the manufacturer for each piece of equipment which includes: oiling, lubrication and greasing data; belt sizes, types and lengths; wiring diagrams; step-by-step procedure to follow in putting each piece of mechanical equipment in operation.
 5. Include parts numbers of all replaceable items.
 6. Provide control diagram and operation sequence, along with labeling of control piping and instruments to match diagram.
 7. Include a valve chart indicating valve locations.
- E. Include air balance and/or water balance reports.
- F. Include Start-up Reports.

1.4 SUBMITTALS FOR COMMON HVAC REQUIREMENTS

- A. Quality Assurance / Control:
1. Manufacturer's installation manuals providing detailed instructions on assembly, joint sealing, and system pressure testing for leaks.
 2. Specification data on sealer proposed for sealing ductwork.
- B. Quality Assurance

1. Requirements: Construction details not specifically called out in Contract Documents shall conform to applicable requirements of SMACNA HVAC Duct Construction Standards.
2. Pre-Installation Conference: Schedule conference immediately before installation of ductwork.

1.5 QUALITY ASSURANCE

- A. Requirements of Regulatory Agencies:
 1. Perform work in accordance with applicable provisions of local and state Plumbing Code, Gas Ordinances, and adoptions thereof. Provide materials and labor necessary to comply with rules, regulations, and ordinances.
 2. In case of differences between building codes, state laws, local ordinances, utility company regulations, and Contract Documents, the most stringent shall govern. Promptly notify Architect in writing of such differences.
- B. Applicable Specifications: Referenced specifications, standards, and publications shall be of the issues in effect on date of Advertisement for Bid.
 1. "Heating, Ventilating and Air Conditioning Guide" published by the American Society of Heating and Air Conditioning Engineers.
 2. "Engineering Standards" published by the Heating, Piping, and Air Conditioning Contractors National Association.
 3. "2018 International Building Code", "2018 International Mechanical Code", and "2018 International Fire Code" as published by the International Conference of Building Officials.
 4. 2017 Idaho Plumbing Code as published by the International Association of Plumbing and Mechanical Officials.
 5. "National Electrical Code" as published by the National Fire Protection Association.
 6. "2018 International Energy Conservation Code ".
- C. Identification: Motor and equipment name plates as well as applicable UL and AGA labels shall be in place when Project is turned over to Owner.

1.6 INSPECTIONS AND PERMITS

- A. Pay for permits, fees, or charges for inspection or other services. Local and state codes and ordinances must be properly executed without expense to Owner and are considered as minimum requirements. Local and state codes and ordinances do not relieve the Contractor from work shown that exceeds minimum requirements.

1.7 ADDITIONAL WORK:

- A. Design is based on equipment as described in the drawing equipment schedule. Any change in foundation bases, electrical wiring, conduit connections, piping, controls and openings required by alternate equipment submitted and approved shall be paid for by this division. All work shall be in accordance with the requirements of the applicable sections.

PART 2 - NOT USED

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Site Inspection:

1. Examine premises and understand the conditions which may affect performance of work of this Division before submitting proposals for this work.
2. No subsequent allowance for time or money will be considered for any consequence related to failure to examine site conditions.

B. Drawings:

1. Mechanical drawings show general arrangement of piping, ductwork, equipment, etc, and do not attempt to show complete details of building construction which affect installation. This Contractor shall refer to site visit for additional building detail which affect installation of his work.
 - a. Follow mechanical drawings as closely as actual building construction and work of other trades will permit.
 - b. No extra payments will be allowed where piping and/or ductwork must be offset to avoid other work or where minor changes are necessary to facilitate installation.
 - c. Everything shown on the mechanical drawings shall be the responsibility of Mechanical Contractor unless specifically noted otherwise.
2. Because of small scale of mechanical drawings, it is not possible to indicate all offsets, fittings, and accessories which may be required. Investigate structural and finish conditions affecting this work and arrange work accordingly, providing such fittings, valves, and accessories required to meet conditions. Do not scale drawings for locations of equipment or piping.

C. Insure that items to be furnished fit space available. Make necessary field measurements to ascertain space requirements including those for connections and furnish and install equipment of size and shape so final installation shall suit true intent and meaning of Contract Documents.

1. If approval is received to use other than specified items, responsibility for specified capacities and insuring that items to be furnished will fit space available lies with this Division.
2. If non-specified equipment is used and it will not fit job site conditions, this Contractor assumes responsibility for replacement with items named in Contract Documents.

3.2 PREPARATION

- A. Cut carefully to minimize necessity for repairs to existing work. Do not cut beams, columns, or trusses.
1. Patch and repair walls, floors, ceilings, and roofs with materials of same quality and appearance as adjacent surfaces unless otherwise shown. Surface finishes shall exactly match existing finishes of same materials.
 2. Each Section of this Division shall bear expense of cutting, patching, repairing, and replacing of work of other Sections required because of its fault, error, tardiness, or because of damage done by it.

3.3 INSTALLATION

- A. Arrange pipes, ducts, and equipment to permit ready access to valves, unions, traps, starters, motors, control components, and to clear openings of doors and access panels.

3.4 STORAGE AND PROTECTION OF MATERIALS:

- A. Provide storage space for storage of materials and assume complete responsibility for losses due to any cause whatsoever. Storage shall not interfere with traffic conditions in any public thoroughfare.
- B. Protect completed work, work underway, and materials against loss or damage.

- C. Close pipe openings with caps or plugs during installation. Cover fixtures and equipment and protect against dirt, or injury caused by water, chemical, or mechanical accident.

3.5 COOPERATION

- A. Cooperate with other crafts in coordination of work. Promptly respond when notified that construction is ready for installation of work under Division 23000. Contractor will be held responsible for any delays which might be caused by his negligence or failure to cooperate with the other Contractors or crafts.

3.6 SUPERVISION

- A. Provide a competent superintendent in charge of the work at all times. Anyone found incompetent shall be removed at once and replaced by someone satisfactory, when requested by the Engineer.

3.7 INSTALLATION CHECK:

- A. An experienced, competent, and authorized representative of the manufacturer or supplier of each item of equipment indicated in the equipment schedule shall visit the project to inspect, check, adjust if necessary, and approve the equipment installation. In each case, the equipment supplier's representative shall be present when the equipment is placed in operation. The equipment supplier's representative shall revisit the project as often as necessary until all trouble is corrected and the equipment installation and operation is satisfactory to the Engineer.
- B. Each equipment supplier's representative shall furnish to the Owner, through the Engineer, a written report certifying the following:
 1. Equipment has been properly installed and lubricated.
 2. Equipment is in accurate alignment.
 3. Equipment is free from any undue stress imposed by connecting piping or anchor bolts.
 4. Equipment has been operated under full load conditions.
 5. Equipment operated satisfactorily.
- C. All costs for this installation check shall be included in the prices quoted by equipment suppliers.

3.8 CLEANING EQUIPMENT AND PREMISES

- A. Properly lubricate equipment before Owner's acceptance.
- B. Clean exposed piping, ductwork, equipment, and fixtures. Repair damaged finishes and leave everything in working order.
- C. Remove stickers from fixtures and exposed ductwork.
- D. At date of Substantial Completion, air filters shall be new, clean, and approved by Owner's representative.

3.9 TESTS

- A. No piping work, fixtures, or equipment shall be concealed or covered until they have been inspected and approved by the inspector. Notify inspector when the work is ready for inspection.
- B. All work shall be completely installed, tested as required by Contract Documents and the city and county ordinances and shall be leak-tight before the inspection is requested.

- C. Tests shall be repeated to the satisfaction of those making the inspections.
- D. Heating/cooling piping shall be flushed out, tested at 100 psi and left under pressure of supply main or a minimum of 40 psi for the balance of the construction period.

3.10 WARRANTY

- A. Contractor shall guarantee work under Division 23 to be free from inherent defects for a period of one year from acceptance.
 - 1. Contractor shall repair, revise or replace any and all such leaks, failure or inoperativeness due to defective work, materials, or parts free of charge for a period of one year from final acceptance, provided such defect is not due to carelessness in operation or maintenance.
 - 2. In addition, the Contractor shall furnish all refrigeration emergency repairs, emergency service and all refrigerant required due to defective workmanship, materials, or parts for a period of one year from final acceptance at no cost to the Owner, provided such repairs, service and refrigerant are not caused by lack of proper operation and maintenance.
- B. In addition to warranty specified in General Conditions, heating, cooling, and plumbing systems are to be free from noise in operation that may develop from failure to construct system in accordance with Contract Documents.

3.11 SYSTEM START-UP, OWNER'S INSTRUCTIONS

- A. Off-Season Start-up
 - 1. If Substantial Completion inspection occurs during heating season, schedule spring start-up of cooling systems. If inspection occurs during cooling season, schedule autumn start-up for heating systems.
 - 2. Notify Owner 7 days minimum before scheduled start-up.
 - 3. Time will be allowed to completely service, test, check, and off-season start systems. During allowed time, train Owner's representatives in operation and maintenance of system.
 - 4. At end of off-season start-up, furnish Owner with letter confirming that above work has been satisfactorily completed.
- B. Owner's Instructions
 - 1. Instruct building maintenance personnel and Owner Representative in operation and maintenance of mechanical systems utilizing Operation & Maintenance Manual when so doing.
 - 2. Minimum instruction periods shall be as follows –
 - a. Mechanical - Two hours.
 - b. Temperature Control - Two hours.
 - 3. Instruction periods shall occur after Substantial Completion inspection when systems are properly working and before final payment is made.
 - 4. None of these instructional periods shall overlap another.

END OF SECTION 23 0501

SECTION 23 0502 - DEMOLITION AND REPAIR**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings, General Provisions of Contract, including General and Supplementary Conditions and Section 23 0501 apply to this Section.

1.2 SUMMARY

- A. Under this section remove obsolete piping and mechanical equipment and relocate, reconnect or replace existing piping affected by demolition or new construction. Remove concealed piping abandoned due to demolition or new construction, or cap piping flush with existing surfaces.

1.3 DRAWINGS AND EXISTING CONDITIONS

- A. All relocations, reconnections and removals are not necessarily indicated on the drawings. As such, the Contractor shall make adequate allowance in his proposal for this work as no extra charges will be allowed for these items.

PART 2 - NOT USED**PART 3 - EXECUTION**

3.1 TEMPORARY CONNECTIONS

- A. Where existing piping must remain in service to supply occupied areas during construction, provide temporary piping, connections, and equipment to maintain service to such areas. All shall be performed in a neat and safe manner to prevent injury to the building or its occupants.

3.2 EXISTING CONDITIONS

- A. All required drilling, cutting, block-outs and demolition work required for the removal and/or installation of the mechanical system is the responsibility of this Contractor.
- B. No joists, beams, girders, trusses or columns shall be cut by any Contractor without written permission from the Architect.
- C. The patching, repair, and finishing to existing or new surfaces is the responsibility of this Contractor, unless specifically called for under sections of specifications covering these materials.
- D. Disconnect all equipment that is to be removed or relocated. Relocate any existing equipment that obstructs new construction.

3.3 EXISTING TO REMAIN IN USE

- A. Where affected by demolition or new construction, relocate, replace, extend, or repair piping and equipment to allow continued use of same. Use methods and materials as specified for new construction.

3.4 MATERIALS AND EQUIPMENT REMOVED

- A. All obsolete materials, piping, and equipment shall become the property of the Contractor and be removed from the site promptly.

END OF SECTION 23 0502

SECTION 23 0553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings, General Provisions of Contract, including General and Supplementary Conditions and Section 23 0501 apply to this Section.

1.2 SUMMARY

- A. Furnish and install identification of equipment and piping both new and existing as described in Contract Documents.
- B. Mechanical Contractor shall touch-up equipment where factory paint has been damaged. Repaint entire item where more than 20 percent of the surface is involved.
- C. Primary painting of walls, ceilings, ductwork, piping and plenums is covered in the general painting section of these Contract Documents.

PART 2 - PRODUCTS

2.1 PAINT

- A. Benjamin Moore Impervo or equivalent by Paint Manufacturer approved in Section 09 900.
- B. Use appropriate primer.

2.2 LABELS

- A. Black Formica with white reveal on engraving.

2.3 CODED BANDS

- A. Using colored bands and arrows to indicate supply and return, with colored reflective tape, color code all piping installed in this contract at not more than 20-foot intervals, at equipment, at walls, etc., in accordance with ANSI Standards.
- B. Approved Manufacturers:
 - 1. Seton
 - 2. Craftmark

2.4 PIPE IDENTIFICATION

- A. In addition to the colored bands, stencil with black paint in 1/2 inch high letters a symbol and directional arrow for all fluids handled or use Seaton coded and colored pipe markers and arrows to meet ANSI Standards.
- B. Use appropriate primer.

2.5 EQUIPMENT IDENTIFICATION

- A. Provide an engraved plastic plate for each piece of equipment stating the name of the item, symbol number, area served, and capacity. Label all control components with plastic embossed mechanically attached labels. Sample:
 - Supply Fan SF-1 - North Classrooms
 - 10,000 CFM @ 2.5"

2.6 VALVE IDENTIFICATION

- A. Make a list of and tag all valves installed in this work.
 - 1. Valve tags shall be of brass, not less than 1"x 2" round size, hung with brass chains.
 - 2. Tag shall indicate plumbing or heating service.

PART 3 - EXECUTION

3.1 APPLICATION

- A. Engraved Plates:
 - 1. Identify thermostats and control panels in mechanical rooms, furnaces, boilers and hot water heating specialties, duct furnaces, air handling units, electric duct heaters, and condensing units with following data engraved and fastened to equipment with screws –
 - a. Equipment mark noted on Drawings (i.e., SF-1)
 - b. Area served (i.e., North Classrooms)
 - c. Capacity (10,000 CFM @ 2.5)
- B. Stenciling:
 - 1. Locate identifying legends and directional arrows at following points on each piping system –(new and existing).
 - a. Adjacent to each item of equipment and special fitting.
 - b. At point of entry and exit where piping goes through wall.
 - c. On each riser and junction.
 - d. Every 50 feet on long continuous lines.
 - 2. Hot Water Supply & Return, Gas, & Valve Identification —(new and existing).
 - a. Identify specific pipe contents by stenciling pipe with written legend and placing of arrows to indicate direction of flow.
- C. Painting:
 - 1. Background Color - Provide by painting of piping at identification locations –(new and existing).

| Symbol | Name | Color |
|--------|------------------|-----------|
| NG | Natural Gas | Yellow |
| HWS | Hot Water Supply | Lt. Green |
| HWR | Hot Water Return | Lt. Green |

- 2. Identification stenciling and flow arrows shall be following colors for proper contrast:

| <u>Arrows & ID Stenciling</u> | <u>Color Shade of Pipe</u> |
|-----------------------------------|-----------------------------------|
| White | Red, Grays, & black |
| Black | Yellows, Oranges, Greens, & White |

END OF SECTION 23 0553

SECTION 23 0593 - TESTING, ADJUSTING, AND BALANCING**PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Division 23 - Basic Mechanical Requirements and Basic Mechanical Materials and Methods Sections apply to work of this section.

1.2 SUMMARY SCOPE

- A. This Section includes TAB to produce design objectives for the following:
 - 1. Hydronic Piping Systems.
 - a. Primary - Secondary Systems
 - b. Pumps
 - c. Boilers

1.3 SUBMITTALS

- A. Agency Data:
 - 1. Submit proof that the proposed testing, adjusting, and balancing agency meets the qualifications specified below. The firm or individuals performing the work herein specified may not be the installing firm.
- B. Engineer and Technicians Data:
 - 1. Submit proof that the Test and Balance Engineer assigned to supervise the procedures, and the technicians proposed to perform the procedures meet the qualifications specified below.
- C. Procedures and Agenda: Submit a synopsis of the testing, adjusting, and balancing procedures and agenda proposed to be used for this project.
- D. Sample Forms: Submit sample forms, if other than those standard forms prepared by the AABC or NEBB are proposed.
- E. Certified Reports: Submit testing, adjusting, and balancing reports bearing the seal and signature of the Test and Balance Engineer. The reports shall be certified proof that the systems have been tested, adjusted, and balanced in accordance with the referenced standards; are an accurate representation of how the systems have been installed; are a true representation of how the systems are operating at the completion of the testing, adjusting, and balancing procedures; and are an accurate record of all final quantities measured, to establish normal operating values of the systems. Follow the procedures and format specified below.
 - 1. Draft Reports: Upon completion of testing, adjusting, and balancing procedures, prepare draft reports on the approved forms. Draft reports may be hand written, but must be complete, factual, accurate, and legible. Organize and format draft reports in the same manner specified for the final reports. Submit 2 complete sets of draft reports. Only 1 complete set of draft reports will be returned.
 - 2. Final Report: Upon verification and approval of draft reports, prepare final reports, type written, and organized and formatted as specified below. Submit 4 complete sets of final reports.
 - 3. Report Format: Report forms shall be those standard forms prepared by the referenced standard for each respective item and system to be tested, adjusted, and balanced. Bind report forms complete with schematic systems diagrams and other data. Divide the contents of the binder into the below listed divisions, separated by divider tabs:
 - a. General Information and Summary
- F. Report Contents: Provide the following minimum information, forms, and data:

1. General information and Summary: Inside cover sheet to identify testing, adjusting, balancing agency, Contractor, Owner, Engineer, and Project. Include addresses and contact names and telephone numbers. Also include a certification sheet containing the seal and name, address, telephone number, and signature of the Certified Test and Balance Engineer. Include in this division a listing of the instrumentation used for the procedures along with the instrument calibration sheet.
2. The remainder of the report shall contain the appropriate forms containing as a minimum, the information indicated on the standard report forms prepared by the AABC or NEBB, for each respective item and system. Prepare a schematic diagram for each item of equipment and system to accompany each respective report form. The report shall contain the following information, and all other data resulting from the testing, adjusting, and balancing work:
 - a. Actual metered running amperage for each phase of each motor on all pumps and air handling equipment.

G. Calibration Reports:

1. Submit proof that all required instrumentation has been calibrated to tolerances specified in the referenced standards, within a period of six months prior to starting the project.

1.4 CERTIFICATION

A. Agency Qualifications:

1. Employ the services of a certified testing, adjusting, and balancing agency meeting the qualifications specified below, to be the single source of responsibility to test, adjust, and balance the building mechanical systems identified above, to produce the design objectives. Services shall include checking installations for conformity to design, measurement, and establishment of the fluid quantities of the mechanical systems as required to meet design specifications, recording and reporting the results, and operation of all systems to demonstrate satisfactory performance to the owner.
2. The testing, adjusting, and balancing agency certified by National Environmental Balancing Bureau (NEBB) or Associated Air Balance Council (AABC) in those testing and balancing disciplines required for this project, and having at least one person certified by NEBB or AABC as a Test and Balance supervisor, and a registered professional mechanical engineer, licensed in the state where the work will be performed.

B. Codes and Standard:

1. NEBB: "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems."
2. AABC: "National Standards for Total System Balance."
3. ASHRAE: ASHRAE Handbook, 1984 Systems Volume, Chapter 37, Testing, Adjusting, and Balancing.

1.5 PROJECT CONDITIONS

- A. Systems Operation: Systems shall be fully operation and clean prior to beginning procedures.

1.6 SEQUENCING AND SCHEDULING

- A. Test, adjust, and balance the air systems before hydronic, steam, and refrigerant systems within +10% to -5% of contract requirements.
- B. The report shall be approved by the Engineer. Test and balance shall be performed prior to substantial completion.

PART 2 - NOT USED

PART 3 - EXECUTION

3.1 PROCEDURES FOR HYDRONIC SYSTEMS

- A. Measure water flow at pumps. Use the following procedures, except for positive-displacement

pumps:

1. Verify impeller size by operating the pump with the discharge valve closed. Read pressure differential across the pump. Convert pressure to head and correct for differences in gage heights. Note the point on manufacturer's pump curve at zero flow and verify that the pump has the intended impeller size.
 2. Check system resistance. With all valves open, read pressure differential across the pump and mark pump manufacturer's head-capacity curve. Adjust pump discharge valve until indicated water flow is achieved.
 3. Verify pump-motor brake horsepower. Calculate the intended brake horsepower for the system based on pump manufacturer's performance data. Compare calculated brake horsepower with nameplate data on the pump motor. Report conditions where actual amperage exceeds motor nameplate amperage.
 4. Report flow rates that are not within plus or minus 5 percent of design.
- B. Set calibrated balancing valves, if installed, at calculated presettings.
- C. Measure flow at all stations and adjust, where necessary, to obtain first balance.
1. System components that have Cv rating or an accurately cataloged flow-pressure-drop relationship may be used as a flow-indicating device.
- D. Measure flow at main balancing station and set main balancing device to achieve flow that is 5 percent greater than indicated flow.
- E. Adjust balancing stations to within specified tolerances of indicated flow rate as follows:
1. Determine the balancing station with the highest percentage over indicated flow.
 2. Adjust each station in turn, beginning with the station with the highest percentage over indicated flow and proceeding to the station with the lowest percentage over indicated flow.
 3. Record settings and mark balancing devices.
- F. Measure pump flow rate and make final measurements of pump amperage, voltage, rpm, pump heads, and systems' pressures and temperatures including outdoor-air temperature.
- G. Measure the differential-pressure control valve settings existing at the conclusions of balancing.

3.2 RECORD AND REPORT DATA

- A. Record all data obtained during testing, adjusting, and balancing in accordance with, and on the forms recommended by the referenced standards, and as approved on the sample report forms.
- B. Prepare report of recommendations for correcting unsatisfactory mechanical performances when system cannot be successfully balanced.
- C. Report shall be certified and stamped by a registered professional mechanical engineer employed by the agency and licensed in the state where the work will be performed.

END OF SECTION 23 0593

SECTION 23 0800 – FIRE STOPPING**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings, General Provisions of Contract, including General and Supplementary Conditions and Section 23 0501 apply to this Section.

1.2 SUMMARY

- A. Furnish and install fire stopping as described in Contract Documents.

1.3 QUALITY ASSURANCE

- A. Fire stopping material shall meet ASTM E814, E84 and be UL listed.

PART 2 - PRODUCTS

2.1 MANUFACTURED UNITS

- A. Material shall be flexible, long lasting, intumescent acrylic seal to accommodate vibration and building movement.
- B. Caulk simple penetrations with gaps of 1/4" or less with:
 - 1. Dow Corning Fire Stop Sealant
 - 2. Pensil 300
- C. Caulk multiple penetrations and/or penetrations with gaps in excess of 1/4" with:
 - 1. Dow Corning Fire Stop Foam
 - 2. Pensil 200
 - 3. IPC flame safe FS-1900
 - 4. Tremco "Tremstop 1A"

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Follow manufacturer's installation instructions explicitly.
- B. Seal penetrations of ductwork, piping, and other mechanical equipment through one-hour and two-hour rated partitions as shown on Architectural and Mechanical Drawings.
- C. Install fire stopping material on clean surfaces to assure adherence.

END OF SECTION 23 0800

SECTION 23 2113 - HYDRONIC PIPING**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings, General Provisions of Contract, including General and Supplementary Conditions and Section 23 0501 apply to this Section.

1.2 SUMMARY

- A. This Section includes piping, special-duty valves, makeup water for these systems; blowdown drain lines; and condensate drain piping.

1.3 SUBMITTALS

- A. Product Data: For each type of special-duty valve indicated. Include flow and pressure drop curves based on manufacturer's testing for diverting fittings, calibrated balancing valves, and automatic flow-control valves.
- B. Shop Drawings: Detail fabrication of pipe anchors, hangers, special pipe support assemblies, alignment guides, expansion joints and loops, and their attachment to the building structure. Detail location of anchors, alignment guides, and expansion joints and loops.
- C. Welding Certificates: Copies of certificates for welding procedures and personnel.
- D. Field Test Reports: Written reports of tests specified in Part 3 of this Section. Include the following:
 - 1. Test procedures used.
 - 2. Test results that comply with requirements.
 - 3. Failed test results and corrective action taken to achieve requirements.
- E. Maintenance Data: For hydronic specialties and special-duty valves to include in maintenance manuals specified in Division 23.

1.4 QUALITY ASSURANCE

- A. Welding: Qualify processes and operators according to the ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."
- B. ASME Compliance: Comply with ASME B31.9, "Building Services Piping," for materials, products, and installation. Safety valves and pressure vessels shall bear the appropriate ASME label. Fabricate and stamp air separators and expansion tanks to comply with the ASME Boiler and Pressure Vessel Code, Section VIII, Division 1.

1.5 COORDINATION

- A. Coordinate layout and installation of hydronic piping and suspension system components with other construction, including light fixtures, HVAC equipment, fire-suppression-system components, and partition assemblies.
- B. Coordinate pipe sleeve installations for foundation wall penetrations.
- C. Coordinate piping installation with roof curbs, equipment supports, and roof penetrations.
- D. Coordinate pipe fitting pressure classes with products specified in related Sections.
- E. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into base.

- F. Coordinate installation of pipe sleeves for penetrations through exterior walls and floor assemblies.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Grooved Mechanical-Joint Fittings and Couplings:
 - a. Central Sprinkler Company; Central Grooved Piping Products.
 - b. Grinnell Mechanical Products.
 - c. Victaulic Company of America.
 - 2. Calibrated Balancing Valves:
 - a. Armstrong Pumps, Inc.
 - b. Flow Design, Inc.
 - c. Gerand Engineering Company.
 - d. Griswold Controls.
 - e. ITT Bell & Gossett; ITT Fluid Technology Corp.
 - 3. Safety Valves:
 - a. Amtrol, Inc.
 - b. Armstrong Pumps, Inc.
 - c. Conbraco Industries, Inc.
 - d. ITT McDonnell & Miller Div.; ITT Fluid Technology Corp.
 - e. Kunkle Valve Division.
 - f. Spence Engineering Company, Inc.
 - 4. Automatic Flow-Control Valves:
 - a. Flow Design, Inc.
 - b. Griswold Controls.

2.2 PIPING MATERIALS

- A. General: All pipe and fittings to be from domestic manufacturer.

2.3 COPPER TUBE AND FITTINGS

- A. Drawn-Temper Copper Tubing: ASTM B 88, Type L.
- B. Annealed-Temper Copper Tubing: ASTM B 88, Type K.
- C. Wrought-Copper Fittings: ASME B16.22.
- D. Wrought-Copper Unions: ASME B16.22.
- E. Solder Filler Metals: ASTM B 32, 95-5 tin antimony.
- F. Brazing Filler Metals: AWS A5.8, Classification BAg-1 (silver).

2.4 STEEL PIPE AND FITTINGS

- A. Steel Pipe, NPS 2 and Smaller: ASTM A 53, Type S (seamless) or Type F (furnace-butt welded), Grade B, Schedule 40, black steel, plain ends.
- B. Steel Pipe, NPS 2-1/2 through NPS 12: ASTM A 53, Type E (electric-resistance welded), Grade B, Schedule 40, black steel, plain ends.

- C. Steel Pipe, NPS 14 through NPS 18: ASTM A 53, Type E (electric-resistance welded) or Type S (seamless), Grade B, Schedule 30, black steel, plain ends.
 - D. Steel Pipe, NPS 20: ASTM A 53, Type E (electric-resistance welded) or Type S (seamless), Grade B, Schedule 20, black steel, plain ends.
 - 1. Steel Pipe Nipples: ASTM A 733, made of ASTM A 53, Schedule 40, black steel; seamless for NPS 2 and smaller and electric-resistance welded for NPS 2-1/2 and larger.
 - E. Cast-Iron Threaded Fittings: ASME B16.4; Classes 125 and 250.
 - F. Malleable-Iron Threaded Fittings: ASME B16.3, Classes 150 and 300.
 - G. Malleable-Iron Unions: ASME B16.39; Classes 150, 250, and 300.
 - H. Wrought-Steel Fittings: ASTM A 234/A 234M, wall thickness to match adjoining pipe.
 - I. Wrought Cast- and Forged-Steel Flanges and Flanged Fittings: ASME B16.5, including bolts, nuts, and gaskets of the following material group, end connections, and facings:
 - 1. Material Group: 1.1.
 - 2. End Connections: Butt welding.
 - 3. Facings: Raised face.
 - J. Grooved Mechanical-Joint Fittings: ASTM A 536, Grade 65-45-12 ductile iron; ASTM A 47, Grade 32510 malleable iron; ASTM A 53, Type F, E, or S, Grade B fabricated steel; or ASTM A 106, Grade B steel fittings with grooves or shoulders designed to accept grooved end couplings.
 - K. Grooved Mechanical-Joint Couplings: Ductile- or malleable-iron housing and synthetic rubber gasket of central cavity pressure-responsive design; with nuts, bolts, locking pin, locking toggle, or lugs to secure grooved pipe and fittings.
 - L. Welding Materials: Comply with Section II, Part C, of the ASME Boiler and Pressure Vessel Code for welding materials appropriate for wall thickness and for chemical analysis of pipe being welded.
 - M. Gasket Material: Thickness, material, and type suitable for fluid to be handled; and design temperatures and pressures.
 - N. Plastic pipe and Fittings (Cooling Tower Lines only)
 - 1. CPVC Plastic Pipe: ASTM F 441, Schedules 40 and 80, plain ends.
 - 2. PVC Plastic Pipe: ASTM 1785, Schedules 40 and 80, plain ends.
 - 3. CPVC Plastic Pipe Fittings: Socket-type fittings, ASTM F 438 for Schedule 40 pipe; ASTM F 439 for Schedule 80 pipe.
 - a. CPVC Solvent Cement: ASTM F 493
 - 4. PVC Plastic Pipe Fittings: Socket-type pipe fittings, ASTM D 2466 for Schedule 40 pipe; ASTM D 2467 for Schedule 80 pipe.
 - a. PVC Solvent Cement: ASTM D 2564.
- 2.5 VALVES
- A. Gate, globe, check, ball, and butterfly valves are specified in Division 22 Section "Valves."
 - B. Refer to Part 3 "Valve Applications" Article for applications of each valve.

- C. Calibrated Balancing Valves, NPS 2 and Smaller: Bronze body, ball type, 125-psig working pressure, 250 deg F maximum operating temperature, and having threaded ends. Valves shall have calibrated orifice or venturi, connections for portable differential pressure meter with integral seals, and be equipped with a memory stop to retain set position.
- D. Calibrated Balancing Valves, NPS 2-1/2 and Larger: Cast-iron or steel body, ball type, 125-psig working pressure, 250 deg F maximum operating temperature, and having flanged or grooved connections. Valves shall have calibrated orifice or venturi, connections for portable differential pressure meter with integral seals, and be equipped with a memory stop to retain set position.
- E. Pressure-Reducing Valves: Diaphragm-operated, bronze or brass body with low inlet pressure check valve, inlet strainer removable without system shutdown, and noncorrosive valve seat and stem. Select valve size, capacity, and operating pressure to suit system. Valve shall be factory set at operating pressure and have capability for field adjustment.
- F. Safety Valves: Diaphragm-operated, bronze or brass body with brass and rubber, wetted, internal working parts; shall suit system pressure and heat capacity and shall comply with the ASME Boiler and Pressure Vessel Code, Section IV.
- G. Automatic Flow-Control Valves: Gray-iron body, factory set to maintain constant flow with plus or minus 5 percent over system pressure fluctuations, and equipped with a readout kit including flow meter, probes, hoses, flow charts, and carrying case. Each valve shall have an identification tag attached by chain, and be factory marked with the zone identification, valve number, and flow rate. Valve shall be line size and one of the following designs:
 - 1. Gray-iron or brass body, designed for 175 psig at 200 deg F with stainless-steel piston and spring.
 - 2. Brass or ferrous-metal body, designed for 300 psig at 250 deg F with corrosion-resistant, tamperproof, self-cleaning, piston-spring assembly easily removable for inspection or replacement.
 - 3. Combination assemblies, including bronze ball valve and brass alloy control valve, with stainless-steel piston and spring, fitted with pressure and temperature test valves, and designed for 300 psig at 250 deg F.

2.6 HYDRONIC SPECIALTIES

- A. Manual Air Vent: Bronze body and nonferrous internal parts; 150-psig working pressure; 225 deg F operating temperature; manually operated with screwdriver or thumbscrew; with NPS 1/8 discharge connection and NPS 1/2 inlet connection. Pipe discharge to drain line.
- B. Automatic Air Vent: Designed to vent automatically with float principle; bronze body and nonferrous internal parts; 150-psig working pressure; 240 deg F operating temperature; with NPS 1/4 discharge connection and NPS 1/2 inlet connection. Pipe discharge to drain line.
- C. Y-Pattern Strainers: 125-psig working pressure; cast-iron body (ASTM A 126, Class B), flanged ends for NPS 2-1/2 and larger, threaded connections for NPS 2 and smaller, bolted cover, perforated stainless-steel basket, and bottom drain connection.
- D. Basket Strainers: 125-psig working pressure; high-tensile cast-iron body (ASTM A 126, Class B), flanged-end connections, bolted cover, perforated stainless-steel basket, and bottom drain connection.
- E. T-Pattern Strainers: 750-psig working pressure; ductile-iron or malleable-iron body, grooved-end connections, stainless-steel basket with 57 percent free area; removable access coupling and end cap for strainer maintenance.
- F. Spherical, Rubber, Flexible Connectors: Fiber-reinforced rubber body with steel flanges drilled to align with Classes 150 and 300 steel flanges; operating temperatures up to 250 deg F and pressures up to 150 psig.

PART 3 - EXECUTION**3.1 PIPING APPLICATIONS**

- A. Hot Water, NPS 2 and Smaller: Aboveground, use Type L drawn-temper copper tubing with soldered joints or Schedule 40 steel pipe with threaded joints.
- B. Hot Water, NPS 2-1/2 and Larger: Schedule 40 steel pipe with welded and flanged joints.

3.2 VALVE APPLICATIONS

- A. General-Duty Valve Applications: Unless otherwise indicated, use the following valve types:
 - 1. Shutoff Duty: Ball, and butterfly valves.
 - 2. Throttling Duty: Ball, and butterfly valves.
- B. Install shutoff duty valves at each branch connection to supply mains, at supply connection to each piece of equipment, unless only one piece of equipment is connected in the branch line. Install throttling duty valves at each branch connection to return mains, at return connections to each piece of equipment, and elsewhere as indicated.
- C. Install calibrated balancing valves in the return water line of each heating or cooling element and elsewhere as required to facilitate system balancing.
- D. Install check valves at each pump discharge and elsewhere as required to control flow direction.
- E. Install safety valves on hot-water generators and elsewhere as required by the ASME Boiler and Pressure Vessel Code. Install safety-valve discharge piping, without valves, to floor. Comply with the ASME Boiler and Pressure Vessel Code, Section VIII, Division 1, for installation requirements.
- F. Install pressure-reducing valves on hot-water generators and elsewhere as required to regulate system pressure.

3.3 PIPING INSTALLATIONS

- A. Refer to Division 23 0501: "Common HVAC Requirements" for basic piping installation requirements.
- B. Install groups of pipes parallel to each other, spaced to permit applying insulation and servicing of valves.
- C. Install drains, consisting of a tee fitting, NPS 3/4 ball valve, and short NPS 3/4 threaded nipple with cap, at low points in piping system mains and elsewhere as required for system drainage.
- D. Install piping at a uniform grade of 0.2 percent upward in direction of flow.
- E. Reduce pipe sizes using eccentric reducer fitting installed with level side up.
- F. Unless otherwise indicated, install branch connections to mains using tee fittings in main pipe, with the takeoff coming out the bottom of the main pipe. For up-feed risers, install the takeoff coming out the top of the main pipe.
- G. Install strainers on supply side of each control valve, pressure-reducing valve, solenoid valve, in-line pump, and elsewhere as indicated. Install NPS 3/4 nipple and ball valve in blowdown connection of strainers NPS 2 and larger. Match size of strainer blowoff connection for strainers smaller than NPS 2.
- H. Anchor piping for proper direction of expansion and contraction.

3.4 HANGERS AND SUPPORTS

- A. Hanger, support, and anchor devices are specified in Division 15 Section "Hangers and Supports." Comply with requirements below for maximum spacing of supports.

- B. Install the following pipe attachments:
 - 1. Adjustable steel clevis hangers for individual horizontal piping less than 20 feet long.
 - 2. Adjustable roller hangers and spring hangers for individual horizontal piping 20 feet or longer. cal runs at roof, at each floor, and at 10-foot intervals between floors.

3.5 PIPE JOINT CONSTRUCTION

- A. Refer to Division 23 0501: "Common HVAC Requirements" for joint construction requirements for soldered and brazed joints in copper tubing; threaded, welded, and flanged joints in steel piping.

3.6 HYDRONIC SPECIALTIES INSTALLATION

- A. Install manual air vents at high points in piping, at heat-transfer coils, and elsewhere as required for system air venting.
- B. Install automatic air vents in mechanical equipment rooms only at high points of system piping, at heat-transfer coils, and elsewhere as required for system air venting.
- C. Install in-line air separators in pump suction lines. Install piping to compression tank with a 2 percent upward slope toward tank. Install drain valve on units NPS 2 and larger.
- D. Install combination air separator and strainer in pump suction lines. Install piping to compression tank with a 2 percent upward slope toward tank. Install blowdown piping with gate valve; extend to nearest drain.
- E. Install bypass chemical feeders in each hydronic system where indicated, in upright position with top of funnel not more than 48 inches above floor. Install feeder in bypass line, off main, using globe valves on each side of feeder and in the main between bypass connections. Pipe drain, with ball valve, to nearest equipment drain.
- F. Install expansion tanks. Vent and purge air from hydronic system, and ensure tank is properly charged with air to suit system design requirements.

3.7 TERMINAL EQUIPMENT CONNECTIONS

- A. Size for supply and return piping connections shall be same as for equipment connections.
- B. Install control valves in accessible locations close to connected equipment.

3.8 FIELD QUALITY CONTROL

- A. Prepare hydronic piping according to ASME B31.9 and as follows:
 - 1. Leave joints, including welds, uninsulated and exposed for examination during test.
 - 2. Provide temporary restraints for expansion joints that cannot sustain reactions due to test pressure. If temporary restraints are impractical, isolate expansion joints from testing.
 - 3. Flush system with clean water. Clean strainers.
 - 4. Isolate equipment from piping. If a valve is used to isolate equipment, its closure shall be capable of sealing against test pressure without damage to valve. Install blinds in flanged joints to isolate equipment.
 - 5. Install safety valve, set at a pressure no more than one-third higher than test pressure, to protect against damage by expanding liquid or other source of overpressure during test.
- B. Perform the following tests on hydronic piping:
 - 1. Use ambient temperature water as a testing medium unless there is risk of damage due to freezing. Another liquid that is safe for workers and compatible with piping may be used.
 - 2. While filling system, use vents installed at high points of system to release trapped air. Use drains installed at low points for complete draining of liquid.
 - 3. Check expansion tanks to determine that they are not air bound and that system is full of water.
 - 4. Subject piping system to hydrostatic test pressure that is not less than 1.5 times the design pressure. Test pressure shall not exceed maximum pressure for any vessel, pump, valve, or other component in system under test. Verify that stress due to pressure at bottom of vertical runs does not exceed either 90 percent of specified minimum yield

strength or 1.7 times "SE" value in Appendix A of ASME B31.9, "Building Services Piping."

5. After hydrostatic test pressure has been applied for at least 10 minutes, examine piping, joints, and connections for leakage. Eliminate leaks by tightening, repairing, or replacing components and repeat hydrostatic test until there are no leaks.
6. Prepare written report of testing.

3.9 ADJUSTING

- A. Mark calibrated nameplates of pump discharge valves after hydronic system balancing has been completed, to permanently indicate final balanced position.
- B. Perform these adjustments before operating the system:
 1. Open valves to fully open position. Close coil bypass valves.
 2. Check pump for proper direction of rotation.
 3. Set automatic fill valves for required system pressure.
 4. Check air vents at high points of system and determine if all are installed and operating freely (automatic type), or bleed air completely (manual type).
 5. Set temperature controls so all coils are calling for full flow.
 6. Check operation of automatic bypass valves.
 7. Check and set operating temperatures of boilers, and cooling towers to design requirements.
 8. Lubricate motors and bearings.

3.10 CLEANING

- A. See Section 23-2125.

END OF SECTION 23 2113

SECTION 23 2125 - CLEANING AND FLUSHING WATER CIRCULATING SYSTEMS**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings, General Provisions of Contract, including General and Supplementary Conditions and Section 23 0501 apply to this Section.

1.2 SUMMARY

- A. Furnish labor and materials to thoroughly clean water circulating systems as described in Contract Documents.
- B. Mechanical contractor shall procure the services of an independent treatment contractor as described in this specification.

1.3 QUALITY ASSURANCE

- A. System Additives: This Contractor shall not add any water treatment chemicals or "stop-leak" compounds to the system.

PART 2 - EXECUTION

2.1 FIELD QUALITY ASSURANCE

- A. Water circulating systems for project shall be thoroughly cleaned before placing in operation to rid system of dirt, piping compound, mill scale, oil, and other materials foreign to water being circulated.
- B. During construction extreme care shall be exercised to prevent dirt and other foreign matter from entering pipe or other parts of system. Pipe stored on project shall have open ends capped and equipment shall have openings fully protected. Before erection, each piece of pipe, fittings, or valve shall be visually examined and dirt removed.

END OF SECTION 23 2125

SECTION 23 3420 – GAS FIRED STORAGE TYPE WATER HEATERS**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings, General Provisions of Contract, including General and Supplementary Conditions and Section 22 0501 apply to this Section.

1.2 SUMMARY

- A. Furnish and install water heater as described in Contract Documents.

PART 2 - PRODUCTS

2.1 MANUFACTURED UNITS

- A. Glass lined storage tank, pressure tested and rated for 150 psi wp complete with thermostat, high limit control, gas valve, gas pressure regulator, 100% safety shut-off, and draft diverter. AGA approved.
- B. 92 to 100 Gallon:
 - 1. With hand hole cleanout and non-prorated three year tank warranty.
 - 2. Approved Manufacturers:
 - a. BTH-197 by A O Smith
 - b. MI-92T-199 by Bradford-White
 - c. MA 199-100-1 by Mor.Flo/American
 - d. RF 200-94 by Rheem
 - e. RF 92-200-1 by Ruud GL
 - f. SBT 100-199 NES by State Industries
 - g. Paragon
 - h. PVI

2.2 ACCESSORIES

- A. Anchoring Components:
 - 1. One inch by 18 ga galvanized steel straps.
 - 2. No. 10 by 2-1/2 inch screws.
- B. Thermal Expansion Absorbers:
 - 1. Bladder type for use with potable water systems.
 - 2. Acceptable Products:
 - a. Therm-X-Trol ST-12 by Amtrol.
 - b. Equal as approved by Architect before bidding. See Section 01600.
- C. Mixing Valve:
 - 1. Solid brass construction and CSA B125 certified.
 - 2. Includes integral check valves and inlet screen. Features advanced paraffin-based actuation technology.
 - 3. Flow of 5.7 GPM with maximum 10 psi (69 kPA) pressure drop. Perform to minimum flow of 0.5 GPM (1.89 LPM) in accordance with ASSE 1016 and 1070.
 - 4. Set for 110 deg F (43 deg C) Service.
 - 5. Class One Quality Standard: Powers LM495. See Section 01 6200.
 - 6. Acceptable Manufacturers: Leonard, Powers, Sloan, Symmons, and Watts.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Water heaters shall each have temperature-pressure relief valve sized to match heat input and set to relieve at 120 psi.
- B. Install temperature-pressure relief valve on hot water heater and pipe discharge to directly above funnel of floor drain.

3.2 WATER TEMPERATURE

- A. Contractor shall be responsible to verify and/or change temperature settings on water heaters supplied on this project to meet requirements of Life Safety and Health Department Codes. Any setting above 120 deg. F. shall require warning labels placed on outside of water heaters in conspicuous places indicating water temperature setting and fact that any temperature above 120 deg. F. may be a hazard.

END OF SECTION 22 3420

SECTION 23 5134 – FLUES**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings, General Provisions of Contract, including General and Supplementary Conditions and Section 23 0501 apply to this Section.

1.2 SUMMARY

- A. Includes But Not Limited To:
 - 1. Furnish and install heating equipment exhaust piping and combustion air intake piping as described in Contract Documents.

1.3 REFERENCES

- A. American Society For Testing And Materials:
 - 1. ASTM D 1785-03, 'Standard Specification for Poly(Vinyl Chloride)(PVC) Plastic Pipe, Schedules 40, 80, and 120.'
 - 2. ASTM D 2564-02, 'Standard Specification for Solvent Cements for Poly(Vinyl Chloride)(PVC) Plastic Piping Systems.'
 - 3. ASTM D 2661-02, 'Standard Specification for Acrylonitrile-Butadiene-Styrene (ABS) Plastic Drain, Waste, and Vent Pipe and Fittings.'
 - 4. ASTM D 2665-02, 'Standard Specification for Poly(Vinyl Chloride)(PVC) Plastic Drain, Waste, and Vent Pipe and Fittings.'

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Air Piping: Schedule 40 pipe and fittings meeting requirements of ASTM D 1785, ASTM D 2661, or ASTM D 2665.
- B. Piping Primer And Cement: Meet requirements of ASTM D 2564.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Installation For Condensing Boilers:
 - 1. Run individual vent and individual combustion intake piping from each boiler to concentric roof termination kit provided by Manufacturer. Slope lines downward toward boiler.
 - 2. Slope combustion chamber drain downward to funnel drain. Anchor to wall with wall clamps, allowing free movement through clamp for expansion.
 - 3. Use concentric roof termination kit provided by Boiler Manufacturer. Install vent and combustion air intake piping at clearance and distances required by Manufacturer.
 - 4. Attach factory-supplied neoprene coupling to combustion-air inlet connection and secure with clamp.
 - 5. Ensure that factory-supplied perforated metal disc is installed in flexible coupling, unless its removal is required.
 - 6. Paint exposed piping thru roof dark color to match roofing materials.
- B. Support:
 - 1. Support concentric roof termination kit at ceiling or roof line with 20 ga sheet metal straps as detailed on Drawings.
 - 2. Support horizontal sections of pipe in accordance with requirements of Section 23 0501. Anchor securely to structure, not allowing pipe to sway.
- C. Paint exposed piping thru roof dark color to match roof.

END OF SECTION 23 5134

SECTION 23 5233 – WALL-HUNG FIRE-TUBE STAINLESS STEEL HEATING BOILERS**PART 1 - GENERAL**

1.1 SUMMARY

- A. Section includes wall-hung condensing gas-fired, stainless steel, hydronic heating boilers

1.2 REFERENCES

- A. ANSI Z21.13/CSA 4.9
- B. ASME, Section IV
- C. 2006 UMC, Section 1107.6
- D. ANSI/ASHRAE 15-1994, Section 8.13.6
- E. National Fuel Gas Code, ANSI Z223.1/NFPA 54
- F. NEC, ANSI/NFPA 70
- G. ISO 9001:2015

1.3 SUBMITTALS

- A. Product data sheet (including dimensions, rated capacities, shipping weights, accessories)
- B. Wiring diagram
- C. Warranty information
- D. Installation and operating instructions

1.4 QUALITY ASSURANCE

- A. Regulatory Requirements
 - 1. ANSI Z21.13/CSA 4.9
 - 2. Local and national air quality regulations for low NOx boilers
- B. Certifications
 - 1. CSA
 - 2. ASME, Section IV, H Stamp and National Board Listed
 - 3. S.C.A.Q.M.D. Rule 1146.2 (<14 ng/J NOx emissions @ 3% O₂)
 - 4. CSA Low Lead Certified – less than .25% Lead

1.5 HEAT EXCHANGER WARRANTY

- A. Limited one-year parts warranty
- B. Limited ten-year closed-system heat exchanger warranty
- C. Limited twenty-year thermal shock warranty

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Raypak, Inc.
- B. A.O. SMITH
- C. HTP
- D. Lockinvar
- E. Llars
- F. Triangle Tube
- G. Others as prior approved by Engineer prior to bid opening.

2.2 BOILERS

- A. General
 - 1. The boiler(s) shall be fired with natural gas at a rated input of 199,000 BTU/hr.

2. The boiler(s) shall be CSA tested and certified with a minimum AFUE rating of 94.8 percent at full fire for models 88AR-298AR, or minimum thermal efficiency of 96% for model 398A.
 3. The boiler(s) shall be ASME inspected and stamped and National Board registered for 80 PSIG maximum allowable working pressure and 192°F maximum allowable temperature, complete with a Manufacturer's Data Report.
 4. The wall-hung boiler(s) shall have a total weight of 275 lbs. or less.
- B. Primary Heat Exchanger
1. The primary heat exchanger shall be of a single-pass flue gas, vertically oriented fire-tube design with water surrounding the combustion chamber for maximum efficiency.
 2. The heat exchanger shall be fully welded construction utilizing 316L stainless steel for the fire-tubes, tube sheets, combustion chamber, flue collector and pressure vessel shell.
 3. The low water volume primary heat exchanger shall carry a twenty-year warranty against thermal shock.
 4. The flue connection and combustion air opening shall be located on the top of the unit. The, gas connection, water connections, condensate drain and electrical connections shall be located on the bottom of the unit.
- C. Condensate Drain
1. The boiler(s) will incorporate a condensate drain.
- D. Burner
1. The combustion chamber shall be of the sealed-combustion type employing a high-temperature metal fiber burner, mounted in a vertical orientation.
 2. The burner shall be a premix design and constructed of high-grade stainless steel and must be capable of firing at both a complete blue flame with maximum gas and air input as well as firing infrared when gas and air are reduced. The burner must be capable of firing at 100% of rated input when supplied with 4.0" WC of inlet gas pressure, so as to maintain service under heavy demand conditions; no exceptions.
 3. The burner shall use a combustion air blower to precisely control the fuel/air mixture for maximum efficiency throughout the entire range of modulation. The combustion air blower shall operate for a pre-purge period before burner ignition and a post-purge period after burner operation to clear the combustion chamber.
 4. The blower shall infinitely vary its output in response to a PWM signal supplied directly from the Versa IC® modulating control, thereby electronically and precisely adjusting the volume of air and gas supplied for combustion. Minimum fire shall be 20 percent of rated input for models 88AR-278AR, and 10% for model 398A.
- E. Ignition System
1. The boiler(s) shall be equipped with a 100 percent safety shutdown.
 2. The ignition shall be spark ignition type with full flame rectification by the ignition source, with a three try-for-ignition sequence, to ensure consistent operation.
 3. The igniter will be located alongside the burner to ensure easy ignition.
 4. The Versa IC control module shall include an LCD display that indicates individual diagnostic faults.
 5. A viewing port shall be provided, permitting visual observation of burner operation.
- F. Gas Train
1. The boiler(s) shall have dual-seated main gas valve.
 2. Gas control trains shall have a redundant safety shut-off feature, main gas regulation, and plugged pressure tapping to meet the requirements of ANSI Z21.13/CSA 4.9.
- G. Boiler Control
1. The following safety controls shall be provided:
 - a. 195°F high limit control with manual reset (maximum system setpoint 190°F)
 - b. Flow switch, shipped loose (optional on all models)
 - c. 30 PSIG ASME pressure relief valve, piped by the installer to an approved drain (shipped loose)
 - d. Temperature and pressure gauge (shipped loose)

2. The boiler(s) shall be equipped with an integrated PID modulating temperature controller with LCD display that incorporates an adjustable energy-saving pump control relay and freeze protection and is factory mounted and wired to improve system efficiency; three water sensors are included (system sensor is loose).
 3. The boiler(s) shall allow for 0-10 VDC input connection for remote building DDC system control of system temperature or firing rate and have a built-in "Cascade" function to sequence and rotate while maintaining modulation of up to four boilers without utilizing an external sequencer.
- H. Firing Mode: Provide electronic modulating control of the gas input to the boiler.
- I. Boiler Diagnostics
1. Provide monitoring of all safeties, internal/external interlocks with fault display by a 3-1/2" LCD display:
 - a. System status
 - b. Ignition failure
 - c. Condensate blockage
 - d. Blower speed error
 - e. Low 24VAC
 - f. Manual reset high limit
 - g. Low Water Cut Off (LWCO) (LWCO with test button standard on all sizes; LWCO with test & reset buttons standard on model 398A only)
 - h. Blocked vent
 - i. Low gas pressure switch (field-installed option)
 - j. High gas pressure switch (field-installed option on models 198AR-398A only.)
 - k. Flow switch fault (field-installed option)
 - l. Sensor failure
 1. Inlet sensor (open or short)
 2. Outlet sensor (open or short)
 3. System sensor (open or short)
 4. Air sensor (optional) (open or short)
 5. DHW sensor (optional) (open or short)
 - m. High vent temperature
 - n. Internal control fault
 - o. ID Card fault
 - p. Cascade communication error
- J. Cabinet
1. The corrosion-resistant galvanized-steel jackets shall be finished with a baked-on epoxy powder coat, applied prior to assembly for complete coverage.
 2. The boiler(s), if located on a combustible wall, shall not require a separate combustible wall panel.
 3. The boiler(s) shall connect both the combustion air and flue products through the top of the unit.
- K. Boiler Pump – Field-installed pump system shall be included.

2.3 BOILER OPERATING CONTROLS

- A. Each boiler shall have the ability to receive a 0-10 VDC signal from the Central Energy Management and Direct Digital Control System (EMCS) to vary the setpoint or control firing rate. Each boiler shall have an alarm contact for connection to the central EMCS system.
- B. Each boiler shall be equipped with Modbus communications compatibility with up to 146 points of data available.
- C. The boiler(s) shall feature the integrated VERSA IC modulating digital controller with 3 user-selectable modes, mounted and wired.
 1. Mode 1 = Hydronic, without indirect domestic hot water.
 2. Mode 2 = Hydronic, with indirect domestic hot water plumbed into system loop piping
 3. Mode 3 = Hydronic, with indirect domestic hot water plumbed into boiler loop plumbing
- D. System sensor and optional air temperature sensor shall be shipped loose for field installation by installing contractor. Inlet/Outlet sensors are factory-installed.

- E. VERSA IC control system is capable of controlling up to 3 connected pumps.
 - 1. Boiler pump
 - 2. System pump
 - 3. Indirect DHW pump
- 2.4 DIRECT VENT
 - A. The boiler(s) shall meet safety standards for direct vent equipment as noted by the 2006 Uniform Mechanical Code, section 1107.6, and ASHRAE 15-1994, section 8.13.6.
 - B. The boiler shall be capable of supporting up to 100 ft. of combustion air duct and up to 100 ft. of effective vent length without reduction of vent size.
- 2.5 SOURCE QUALITY CONTROL
 - A. The boiler(s) shall be completely assembled, wired, and fire-tested prior to shipment from the factory.
 - B. The boiler(s) shall be furnished with the sales order, ASME Manufacturer's Data Report(s), inspection sheet, wiring diagram, rating plate and Installation and Operating Manual.

PART 3 - EXECUTION

- 3.1 INSTALLATION
 - A. Must comply with:
 - 1. Local, state, provincial, and national codes, laws, regulations and ordinances
 - 2. National Fuel Gas Code, ANSI Z223.1/NFPA 54 – latest edition
 - 3. National Electrical Code, ANSI/NFPA 70 – latest edition
 - 4. Canada only: CAN/CSA B149 Installation Code and CSA C22.1 CEC Part I
 - 5. Manufacturer's installation instructions, including required service clearances and venting guidelines
 - B. Manufacturer's representative to verify proper and complete installation.
- 3.2 START-UP
 - A. Shall be performed by Raypak factory-trained personnel.
 - B. Test during operation and adjust if necessary:
 - 1. Safeties
 - 2. Operating controls
 - 3. Static and full load gas supply pressure
 - 4. Gas manifold and blower suction pressure
 - 5. Combustion analysis
 - C. Submit copy of start-up report to Architect and Engineer.
- 3.3 TRAINING
 - A. Provide factory-authorized service representative to train maintenance personnel on procedures and schedules related to start-up, shut-down, troubleshooting, servicing, and preventive maintenance.
 - B. Schedule training at least seven days in advance.

END OF SECTION 23 5233

END OF DIVISION 23