# Trask HVAC Replacement

**FOR** 

# UNCW

601 South College Road Wilmington, NC 28403 STATE ID#: 20-22523-01A



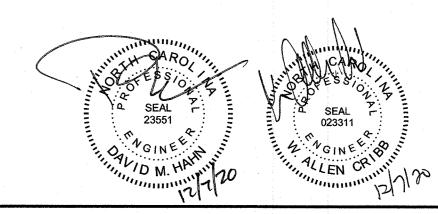


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ELECTRICAL DETAILS

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- 6. CUTTING AND PATCHING PERFORM CUTTING AND PATCHING FOR MECHANICAL WORK SO AS TO MINIMIZE DAMAGE TO CEILINGS, FLOORS AND WALLS. REFER TO ARCHITECTURAL DRAWINGS AND GENERAL SPECIFICATIONS SECTIONS FOR SPECIFIC RESPONSIBILITIES REGARDING CUTTING AND PATCHING.
- THESE DRAWINGS ARE COMPILED BY THE ENGINEER FROM THE OWNER'S AS-BUILT RECORD DRAWINGS AND LIMITED FIELD VERIFICATION OF EXISTING CONDITIONS FOR THE PURPOSE OF INDICATING THE WORK REQUIRED AND ARE BELIEVED TO BE CORRECT. NOTWITHSTANDING, THE CONTRACTOR SHALL VERIFY ALL DUCTWORK, EQUIPMENT LOCATIONS, DIMENSIONS AND ALL FIELD CONDITIONS AFFECTING HIS WORK.
- 8. WHERE MECHANICAL SYSTEMS PASS THROUGH THE DEMOLITION AREAS TO SERVE OTHER PORTIONS OF THE PREMISES, THEY SHALL REMAIN OR BE SUITABLY RELOCATED AND THE SYSTEM RESTORED TO NORMAL OPERATION. ADVISE THE ARCHITECT/ENGINEER IMMEDIATELY IF SUCH CONDITIONS ARE UNCOVERED BEFORE PROCEEDING WITH ADDITIONAL WORK.
- 9. PROTECT ALL EXISTING LIFE SAFETY SYSTEMS, FIRE ALARM AND PUBLIC ADDRESS SYSTEMS AND MAINTAIN THEM IN OPERATION THROUGHOUT THE PROGRESS OF THE WORK. NOTIFY THE OWNER AND ENGINEER IN WRITING OF SHUTDOWNS ARE REQUIRED PRIOR TO ANY OUTAGE OF SERVICE. WHERE THE DURATION OF A PROPOSED OUTAGE CANNOT BE TOLERATED BY THE OWNER, PROVIDE TEMPORARY CONNECTIONS AS REQUIRED MAINTAINING SERVICE.
- 10. SURVEY THE EFFECTED AREAS BEFORE SUBMITTING A BID AS ALL EXISTING CONDITIONS CANNOT BE COMPLETELY DEPICTED ON THE DRAWINGS AND SOME UNUSUAL CONDITIONS EXIST.
- 11.IF ANY UNUSUAL STRUCTURAL OR ARCHITECTURAL CONDITIONS ARE ENCOUNTERED DURING DEMOLITION, CONTACT THE ENGINEER.

# ULTRASONIC PIPE TESTING REQUIREMENTS (ALTERNATE #2)

1. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A REPORT OF EXISTING CONDITIONS FOR THE CHILLED WATER PIPING SYSTEM AND HEATING WATER PIPING SYSTEM WHERE INDICATED ON PLANS. THE REPORT SHALL PROVIDE LEVEL OF PIPE EROSION, PITTING AND CORROSION. CONTRACTOR MUST COORDINATE WITH OWNER FOR ANY REQUIRED SYSTEM SHUTDOWN TO PERFORM TESTING. CONTRACTOR IS RESPONSIBLE FOR REMOVING INSULATION AND PREPARING SURFACE FOR ALL TESTING. INSULATION MUST BE REPLACED TO MATCH PREVIOUS CONDITION.

E EMERGENCY GAS SHUT OFF		
TH	THERMOSTAT/HUMIDITY SENSOR	
9	DUCT SMOKE DETECTOR	
	1-HR RATED	
·	VOLUME DAMPER	
<u>.</u>	CIRCUIT SETTER	
Å	2-WAY CONTROL VALVE	
<b>№</b>	3-WAY CONTROL VALVE	
∠ or <i>(</i> /	ELBOW SIDE	
<b>⊘</b> + or <b>⊘</b>	ELBOW UP	
C+ or	ELBOW DOWN	
→ or △	45 DEGREE ELBOW SIDE	
-(+ or (	45 DEGREE ELBOW DOWN	
—)+ or ∑	45 DEGREE ELBOW UP	
├ or △	TEE SIDE	
	TEE BRANCH DOWN	
Ha or [a	TEE END UP	
or 🚉	PUMP SIDE	
<b>61</b> 13	PUMP END	
<b>(N)</b>	BUTTERFLY VALVE SIDE	
M	GATE VALVE SIDE	
∞ or [M]	BALL VALVE SIDE	
or M	CHECK VALVE SIDE	
þ	WELD NECK FLANGE SIDE	
٥	WELD NECK FLANGE END	
· . ]	SLIP ON FLANGE SIDE	
٥	SLIP ON FLANGE END	
P-===	FLOW MEASURING ORIFICE	
<i>/////////////////////////////////////</i>	INDICATES TO DEMOLISH	
	EXTENT OF DEMOLITION	
•	POINT OF CONNECTION	

MECHANICAL PIPE LEGEND				
CHWS	CHILLED WATER SUPPLY			
CHWR	CHILLED WATER RETURN			
(X)CHWS	(X)CHILLED WATER SUPPLY			
(X)CHWR	(X)CHILLED WATER RETURN			
HWS	HEATING WATER SUPPLY			
HWR	HEATING WATER RETURN			
(X)HWS	(X)HEATING WATER SUPPLY			
(X)HWR	(X)HEATING WATER RETURN			
	CONDENSATE			
(X)C	(X)CONDENSATE			

- 6. MANUFACTURER'S RECOMMENDATIONS: INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 7. WORKMANSHIP: UTILIZE SKILLED MECHANICS TO OBTAIN A HIGH QUALITY PROFESSIONAL FINISH INSTALLATION WHEN COMPLETED. WORK OF UNACCEPTABLE QUALITY SHALL BE REMOVED AND REWORKED AT NO ADDITIONAL COST. ENGINEER SHALL BE THE JUDGE OF WORKMANSHIP AND THEIR OPINION WILL BE FINAL. IN ADDITION, ANY EXISTING CONSTRUCTION DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER BY THE CONTRACTOR AT NO ADDITIONAL COST.
- 8. SUPERVISION: PROVIDE SKILLED SUPERINTENDENTS TO SUPERVISE THE WORK FROM THE BEGINNING TO COMPLETION AND FINAL INSPECTION.
- 9. PROGRESS OF WORK: PERFORM WORK IN ACCORDANCE WITH SCHEDULE AND REQUIREMENTS OF THE OWNER. UNDER NO CIRCUMSTANCES SHALL THIS CONTRACTOR DELAY THE OVERALL PROJECT SCHEDULE.
- 10. COORDINATION: COORDINATE MECHANICAL WORK WITH THE WORK OF OTHER TRADES. LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE UNLESS SPECIFICALLY DIMENSIONED. LAYOUT MECHANICAL WORK SO AS NOT TO INTERFERE WITH THE WORK OF OTHER TRADES. VERIFY ACTUAL BUILDING STRUCTURE PRIOR TO DUCT FABRICATION AND ADJUST ARRANGEMENT AS REQUIRED. INCLUDE ALL OFFSETS IN DUCTS, FITTINGS, PIPING, ETC. AS REQUIRED TO PROPERLY INSTALL EQUIPMENT.
- 11.EQUIPMENT LOCATIONS: DETERMINE EXACT EQUIPMENT AND MATERIALS LOCATIONS TO PROVIDE BEST ARRANGEMENT AND TO FACILITATE PROPER MAINTENANCE AND SERVICING OF EQUIPMENT.
- 12.LISTING AND LABELING: ALL EQUIPMENT SHALL BE LABELED OR LISTED BY UL OR OTHER APPROVED
- 13. STORAGE SPACE: CONSULT WITH THE OWNER REGARDING JOB SITE STORAGE FOR MECHANICAL MATERIALS TO BE INSTALLED UNDER THIS PROJECT. STORAGE SPACE MUST BE SECURED AND

CONTRACTOR'S REPRESENTATIVE MUST BE ON JOB BEFORE ANY MATERIAL MAY BE RECEIVED.

- 14. CLEANUP: REMOVE ALL DEBRIS GENERATED IN THE ACCOMPLISHMENT OF WORK UNDER THIS PROJECT. CLEAN, REPLACE OR REPAIR ALL SURFACES SOILED OR DAMAGED DURING THE COURSE OF THE WORK PEROVE DEBRIS DAILY SO TO MAINTAIN SAFE WORKING CONDITIONS
- 15.ELECTRICAL WORK:

TESTING AGENCY WHERE REQUIRED.

- A. PERFORM ELECTRICAL WORK FOR MECHANICAL EQUIPMENT IN COMPLIANCE WITH PROJECT ELECTRICAL REQUIREMENTS. ELECTRICAL WORK FOR MECHANICAL EQUIPMENT NOT SPECIFICALLY INDICATED TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN THE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR AS PART OF HIS WORK.
- B. ELECTRICAL DRAWINGS ARE BASED ON ELECTRICAL CHARACTERISTICS INDICATED IN DRAWING MECHANICAL EQUIPMENT SCHEDULES. ANY EQUIPMENT FURNISHED BY THE MECHANICAL CONTRACTOR WHICH DOES NOT MATCH THE ELECTRICAL CHARACTERISTICS INDICATED IN THE DRAWING SCHEDULES SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR. ANY ADDITIONAL COSTS FOR ELECTRICAL INSTALLATION REQUIRED FOR EQUIPMENT NOT MATCHING THE DRAWING SCHEDULES SHALL BE BORNE BY THE MECHANICAL CONTRACTOR.
- C. LOW VOLTAGE CONTROL WIRING FOR MECHANICAL SYSTEMS SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR.
- 16. SUBMITTALS: SUBMIT FOUR (4) COPIES OF DESCRIPTIVE DATA FOR MECHANICAL EQUIPMENT AND MATERIALS INCLUDING GRILLES AND DAMPERS FOR APPROVAL BY THE ENGINEER. CLEARLY IDENTIFY ALL ITEMS.
- 17. OPERATING AND MAINTENANCE MANUALS: SUBMIT TWO COPIES OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT, INCLUDING NECESSARY CUT SHEETS, CHARTS, WRITTEN INSTRUCTIONS, WIRING DIAGRAMS, FINAL AS-BUILT DRAWINGS WITH BALANCED AIRFLOWS INDICATED, ETC. BIND IN SUITABLE HARD BACK RING BINDERS, PROPERLY INDEXED, AND DELIVER TO THE OWNER PRIOR TO BUILDING OCCUPANCY. IN ADDITION, AFFIX A FOLDER WITH TYPICAL "OWNER'S INSTRUCTIONS" AND "MAINTENANCE INFORMATION" INSIDE THE MECHANICAL EQUIPMENT AS APPLICABLE. THE FOLDER SHALL ALSO INCLUDE A COMPLETE STARTUP LOG FOR THE EQUIPMENT.
- 18. RECORD DRAWINGS: MAINTAIN ONE SET OF "RED-LINED" RECORD DRAWINGS ON SITE AT ALL TIMES AND PROVIDE DRAWINGS TO ENGINEER PRIOR TO FINAL INSPECTION.
- 19. WARRANTY: WARRANTY THE MATERIALS AND WORKMANSHIP COVERED BY THESE DRAWINGS AND SPECIFICATIONS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. REPAIR AND/OR REPLACE ANY PARTS OF ANY SYSTEM THAT MAY PROVE TO BE DEFECTIVE AT NO ADDITIONAL COST TO THE OWNER WITHIN THE WARRANTY PERIOD. PROVIDE 5 YEAR WARRANTY FOR ALL AIR CONDITIONING COMPRESSORS. FURNISH WARRANTY CERTIFICATES FOR ALL MECHANICAL EQUIPMENT. WARRANTY TO COMMENCE UPON DATE OF ACCEPTANCE OF WORK BY OWNER.
- 20.EXISTING BUILDINGS AND CONSTRUCTION:
- A. WORK UNDER THIS CONTRACT IS TO BE PERFORMED IN AN EXISTING BUILDING. BUILDING LAYOUT INDICATED IS DEVELOPED FROM EXISTING RECORD DOCUMENTS AND LIMITED FIELD VERIFICATION FOR THE PURPOSES OF DESCRIBING THE WORK. VERIFY ALL EXISTING CONDITIONS AND ADJUST WORK AS REQUIRED TO SUIT ACTUAL FIELD CONDITIONS.
- B. PERFORM ALL WORK IN ACCORDANCE WITH SAFETY REGULATIONS.
- C. DO NOT CUT ANY STRUCTURAL MEMBERS WITHOUT EXPRESS WRITTEN INSTRUCTIONS FROM ENGINEER. PROVIDE CUTTING AND PATCHING FOR EXISTING FINISHES AS REQUIRED.
- D. COORDINATE INSTALLATION OF NEW MECHANICAL SYSTEMS WITH EXISTING BUILDING SYSTEMS. ADJUST ARRANGEMENTS AS REQUIRED TO ACCOMMODATE INTERFERENCES.

TERM	ABBREVIATION	TERM	ABBREVIATION
ABOVE FINISHED FLOOR	AFF	INCH OF WATER GAUGE	INWG
ABOVE GROUND	AG	INDOOR UNIT	IDU
ABOVE SEA LEVEL ACROSS THE LINE	ASL ACL	IRON PIPE SIZE KILOVOLT-AMP	IPS KVA
AIR ADMITTANCE VALVE	AAV	KILOWATT	KW
AIR CONDITION(-ING, -ED)	AIR COND	KILOWATT HOUR	KWH
AIR-HANDLING UNIT	AHU OR AH	LEAVING AIR TEMPERATURE	LAT
AIR FLOW MEASURING STATION  AMBIENT	AFMA AMB	LEAVING WATER TEMPERATURE	LWT
AMPERE (AMP, AMPS)	AMP	LENGTH LINEAR FEET	LG LF
ANALOG INPUT	Al	MAXIMUM	MAX
ANALOG OUTPUT	AO	MAXIMUM OVERCURRENT PROTECTION	МОСР
AND	&	MEDIUM-PRESSURE STEAM	MPS
APPARATUS DEW POINT APPROXIMATE	ADP APPROX	MILES PER HOUR MINIMUM	MPH MIN.
ARCHITECT	ARCH	MINIMUM CIRCUIT AMPERES	MCA
ATMOSPHERE	ATM	MINUTE	MIN
AVERAGE	AVG	MANUFACTURER	MFR
BRAKE HORSEPOWER BROWN & SHARPE WIRE GAGE	BHP B&S	MOTOR CONTROL CENTER	MCC NC
BRITISH THERMAL UNIT	BTU	NOISE CRITERIA NON-STANDARD PART LOAD	NPLV
BRITISH THERMAL UNIT PER HOUR	BTUH	NORMALLY OPEN	NO
1000 BRITISH THERMAL UNIT	MBH	NORMALLY CLOSED	NC
BUILDING	BLDG	NOT APPLICABLE	N/A
BUILDING AUTOMATION SYSTEM	BAS	NOT IN CONTRACT	NIC
CELSIUS CHILLED WATER RETURN	°C CHWR	NOT TO SCALE NUMBER	NTS NO
CHILLED WATER SUPPLY	CHWS	ON CENTER	OC
COEFFICIENT, VALVE FLOW	CV	OUNCE	OZ
COMPRESSOR	COMP	OUTDOOR UNIT	ODU
COMPRESSOR	COMP	OUTSIDE AIR PACKAGE UNIT	OA PU
CONDENS(-ER, -ING, -ATION)	COND	PACKAGE UNIT  PACKAGE TERMINAL AIR CONDITIONER	PTAC
CONNECTION	CONN	PARTS PER MILLION	PPM
CONTINUATION	CONT	PERCENT	%
COOLING LOAD CUBIC FEET	CLG LOAD CU FT	PHASE	PH LBS
CUBIC INCH	CUIN	POUNDS PER SQUARE FOOT	PSF
CUBIC FEET PER MINUTE	CFM	POWER VENTILATOR	PV
CFM, STANDARD CONDITIONS	SCFM	PRESSURE	PRESS
DECIBEL	DB	PRESSURE REDUCING VALVE	PRV
DEGREE DEDICATED OUTDOOR AIR SYSTEM	DEG OR °	PRESSURE SAFETY VALVE PUMPED CONDENSATE	PSV PC
DEGREES FAHRENHEIT	DEG. F	QUANTITY	QTY
DETAIL	DET	RATED LOAD AMPS	RLA
DEW-POINT TEMPERATURE	DPT	RECIRCULATE	RECIRC
DIAMETER DIAMETER, INSIDE	DIA ID	REDUCED PRESSURE BACKFLOW PREVENTER REFRIGERANT (12, 22, ETC.)	RPZ R22, R410
DIAMETER, NUTSIDE	OD	REFRIGERANT LIQUID	RL
DIFFERENCE OR DELTA	DIFF	REFRIGERANT SUCTION	RS
DIGITAL INPUT	DI	REQUIRED	REQD OR REQ'D
DIGITAL OUTPUT	DO	RELATIVE HUMIDITY	RH
DOMESTIC HOT WATER DOMESTIC HOT WATER RECIRCULATION	DHWR	RETURN AIR REVOLUTIONS PER MINUTE	RA RPM
DRY-BULB TEMPERATURE	DBT	REVOLUTIONS PER SECOND	RPS
DUCTLESS SPLIT SYSTEM AIR HANDLER	DAH	ROOF VENTILATOR	RV
DUCTLESS SPLIT SYSTEM HEAT PUMP	DHP	ROOF TOP UNIT	RTU
ENERGY EFFICIENCY RATING EFFICIENCY	ERR EFF	SAFETY FACTOR SEASONAL ENERGY EFFICIENCY RATIO	SF SEER
ELECTRIC UNIT HEATER	EUH	SECOND SECOND	SEER
ELEVATION	EL	SHADING COEFFICIENT	SC
ENTERING	ENT	SPECIFICATION	SPEC
ENTERING WATER TEMPERATURE	EWT	SQUARE	SQ
ENTERING AIR TEMPERATURE  EXISTING	EAT (X)	STANDARD STATIC PRESSURE	STD SP
EXTERNAL AMBIENT TEMPERATURE	EAT	SUPPLY	SPLY
EXTERNAL STATIC PRESSURE	ESP	SUPPLY AIR	SA
EXHAUST AIR	EA	TEMPERATURE	TEMP
EXHAUST FAN	EF DVC	TEMPERATURE DIFFERENCE	TD
FACE VELOCITY FAHRENHEIT	FVEL °F	THERMOSTAT TONS OF REFRIGERATION	T STAT TONS
FEET PER MINUTE	FPM	TO BE DETERMINED	TBD
FEET PER SECOND	FPS	TOP OF STEEL	TOS
FLOOR	FLR	TOTAL DYNAMIC HEAD	TDH
FOOT OR FEET	FT	TYPICAL	TYP
FULL LOAD AMPS GAGE OR GAUGE	FLA GA	U-FACTOR UNDER GROUND	UG
GALLONS	GAL	UNLESS OTHERWISE NOTED	UON
GALLONS PER HOUR	GPH	UNIT HEATER - ELECTRIC	UH
GALLONS PER MINUTE	GPM	VARIABLE AIR VOLUME	VAV
GALLONS PER DAY GAS UNIT HEATER	GPD GUH	VARIABLE FREQUENCY DRIVE VELOCITY	VFD VEL
GRAINS	GR	VENTILATION, VENT	VENT
HEAD	HD	VENT THRU ROOF	VTR
HEAT EXCHANGER	HX	VERTICAL	VERT
HEATING AND VENTILATION UNIT	HVAC	VOLT	V
HEATING, VENTILATION AND AIR CONDITIONING HEIGHT	HVAC HGT	VOLT AMPERE VOLUME	VA VOL
HERTZ	HZ	WATER PRESSURE DROP	WPD
HIGH DENSITY POLYPROPYLENE	HDPE	WATER GAUGE	WG
HIGH-PRESSURE STEAM	HPS	WATT	W
HORSEPOWER, HEAT PUMP HOT WATER COIL	HP	WATT-HOUR	WH
HOUR(S)	HWC HR	WITH	W/
HUMIDITY, RELATIVE	RH	WET BULB	WB
NTEGRATED PART LOAD VALUES	IPLV	YARD	YD
INCH	IN.	YEAR	YR

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ILMINGTON, NORTH CAR ID#:20-22523-01A HVAC REVIATIONS, GE

S. COLLEGE ROAD, WILMING
STATE ID#:2
HV

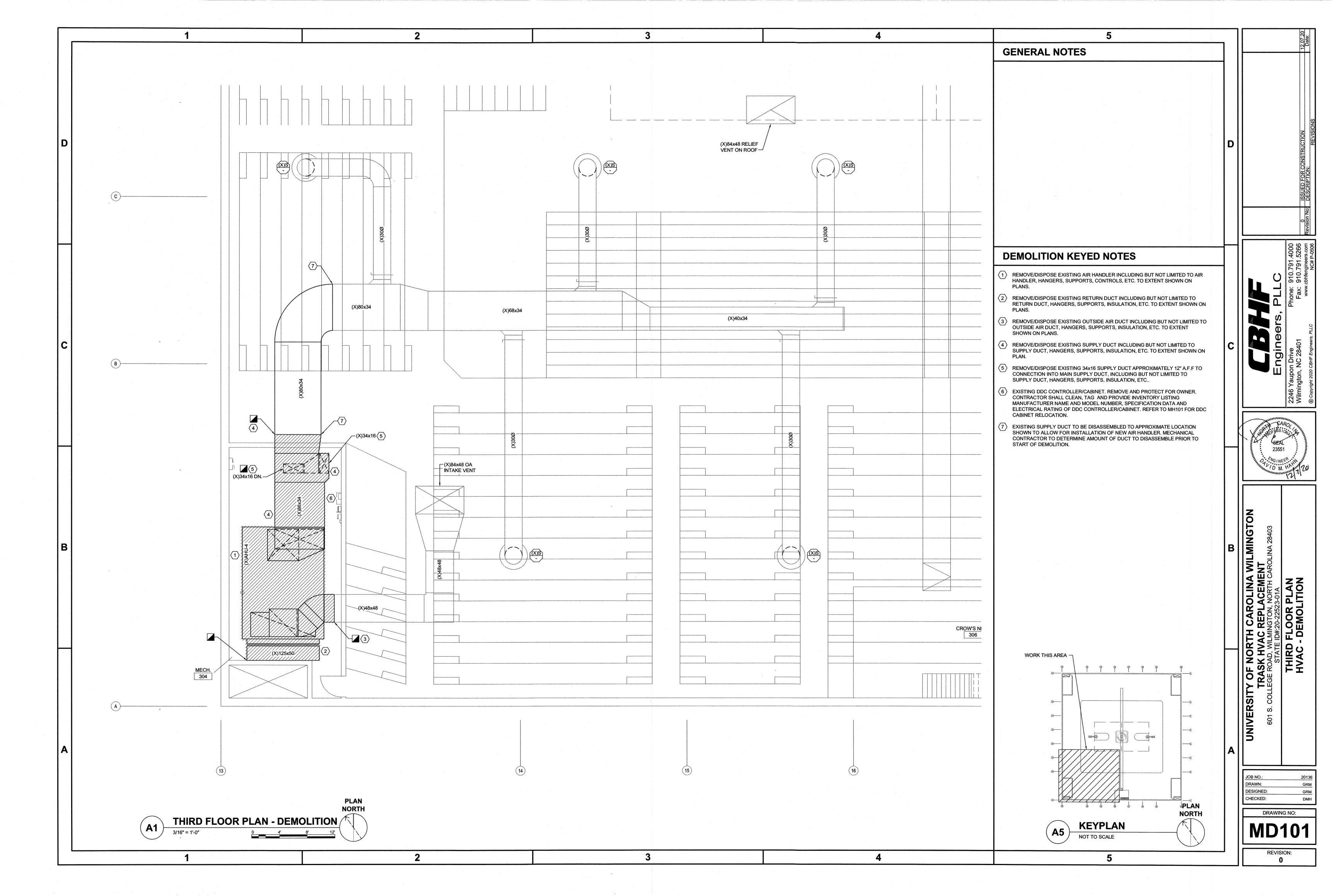
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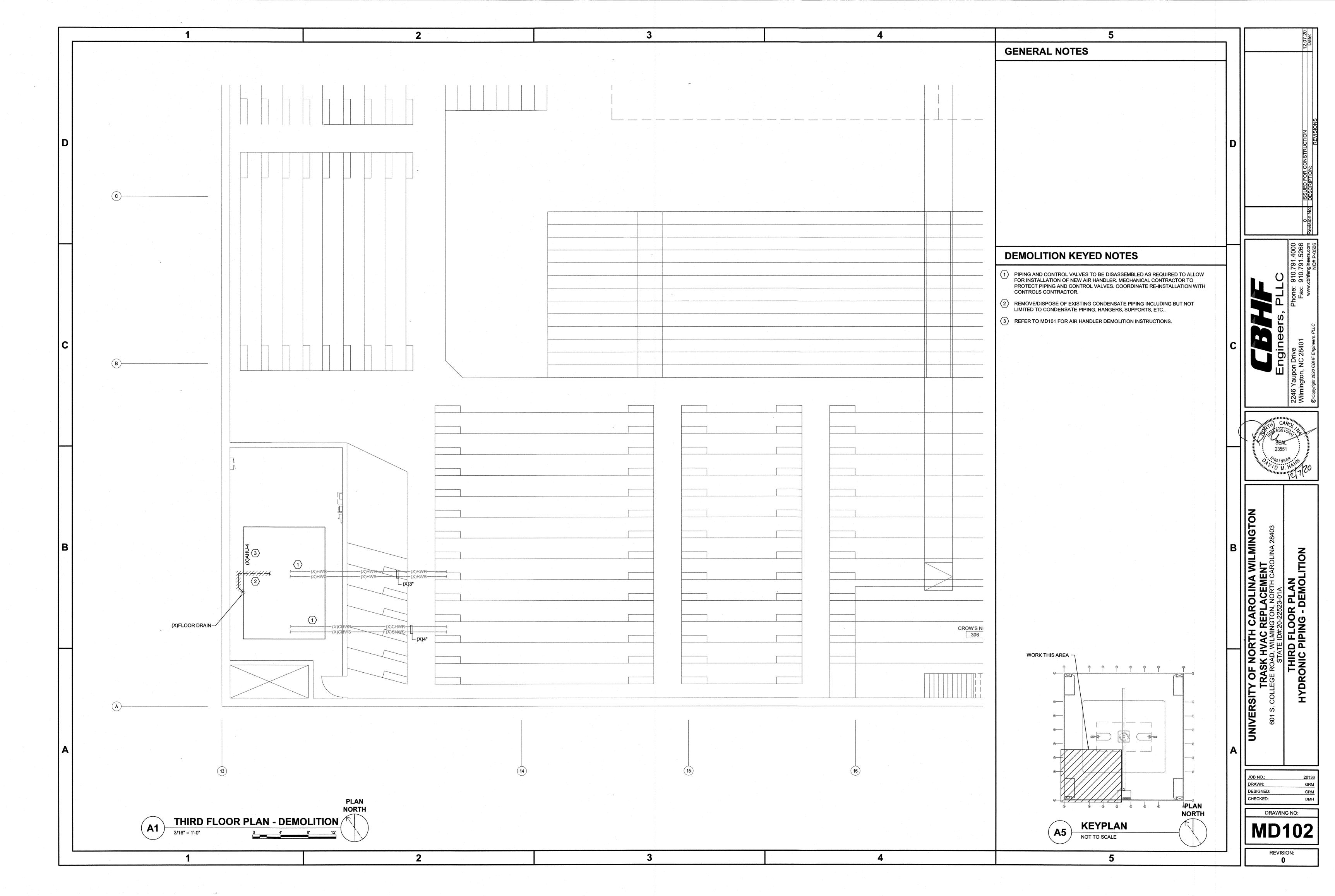
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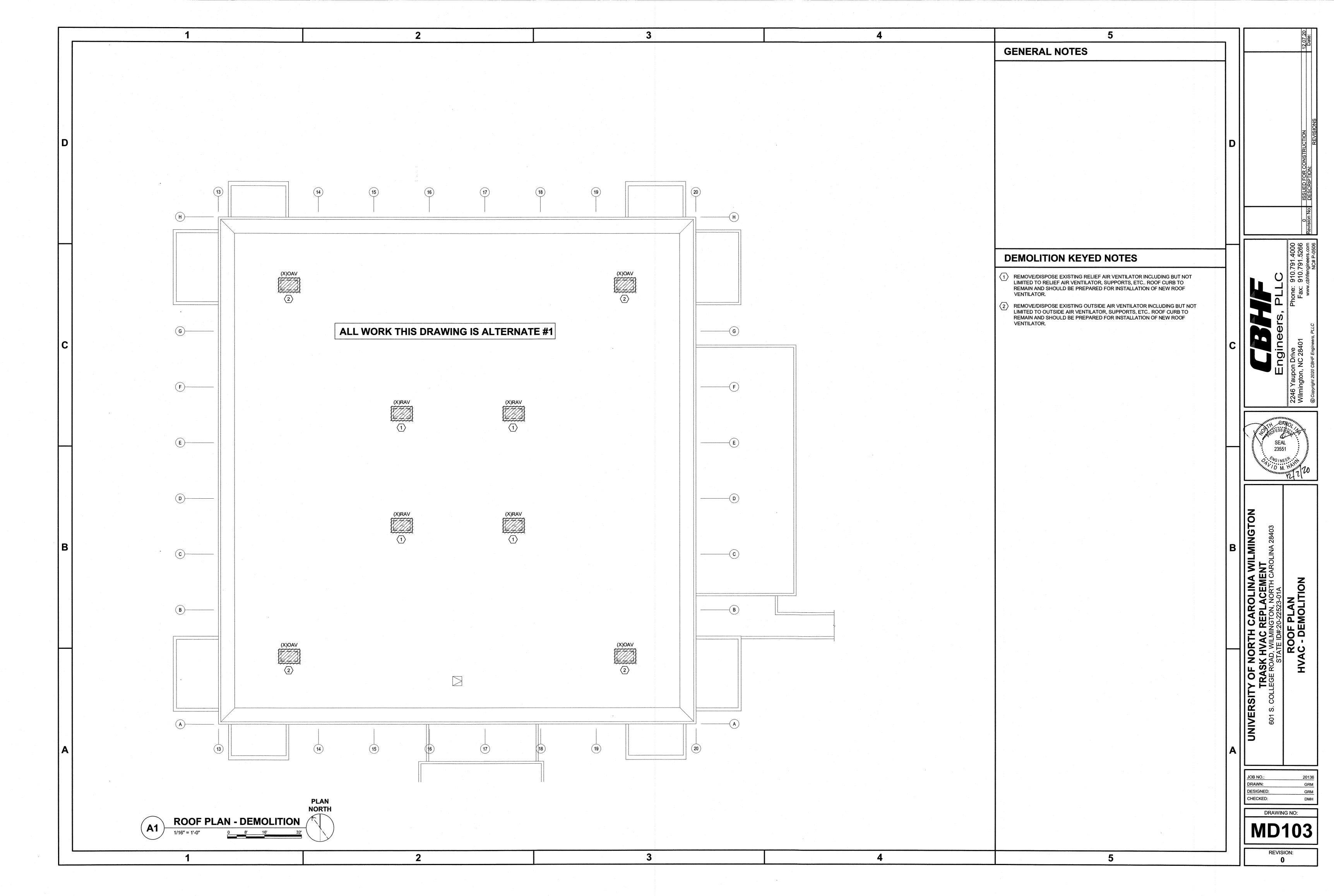
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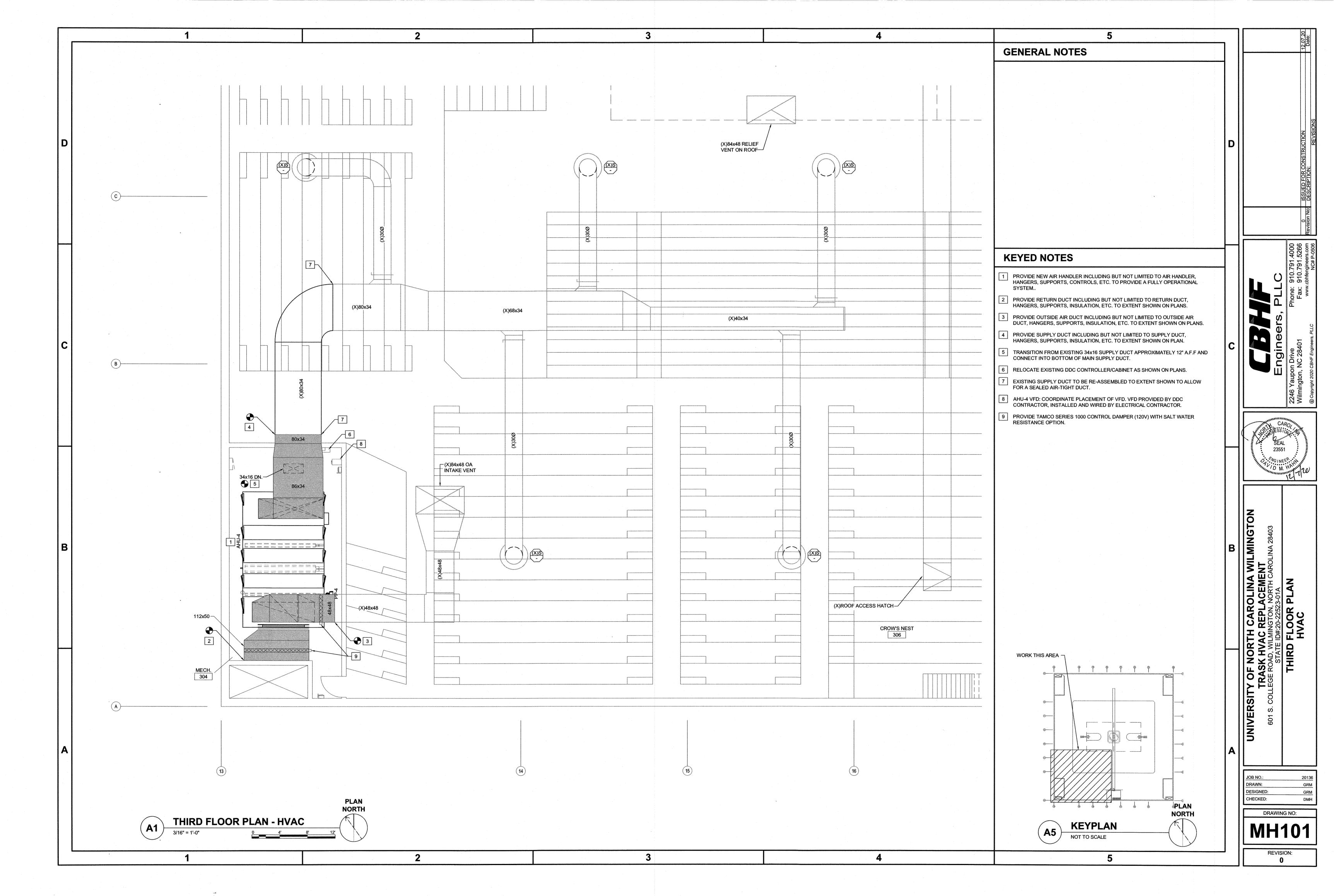
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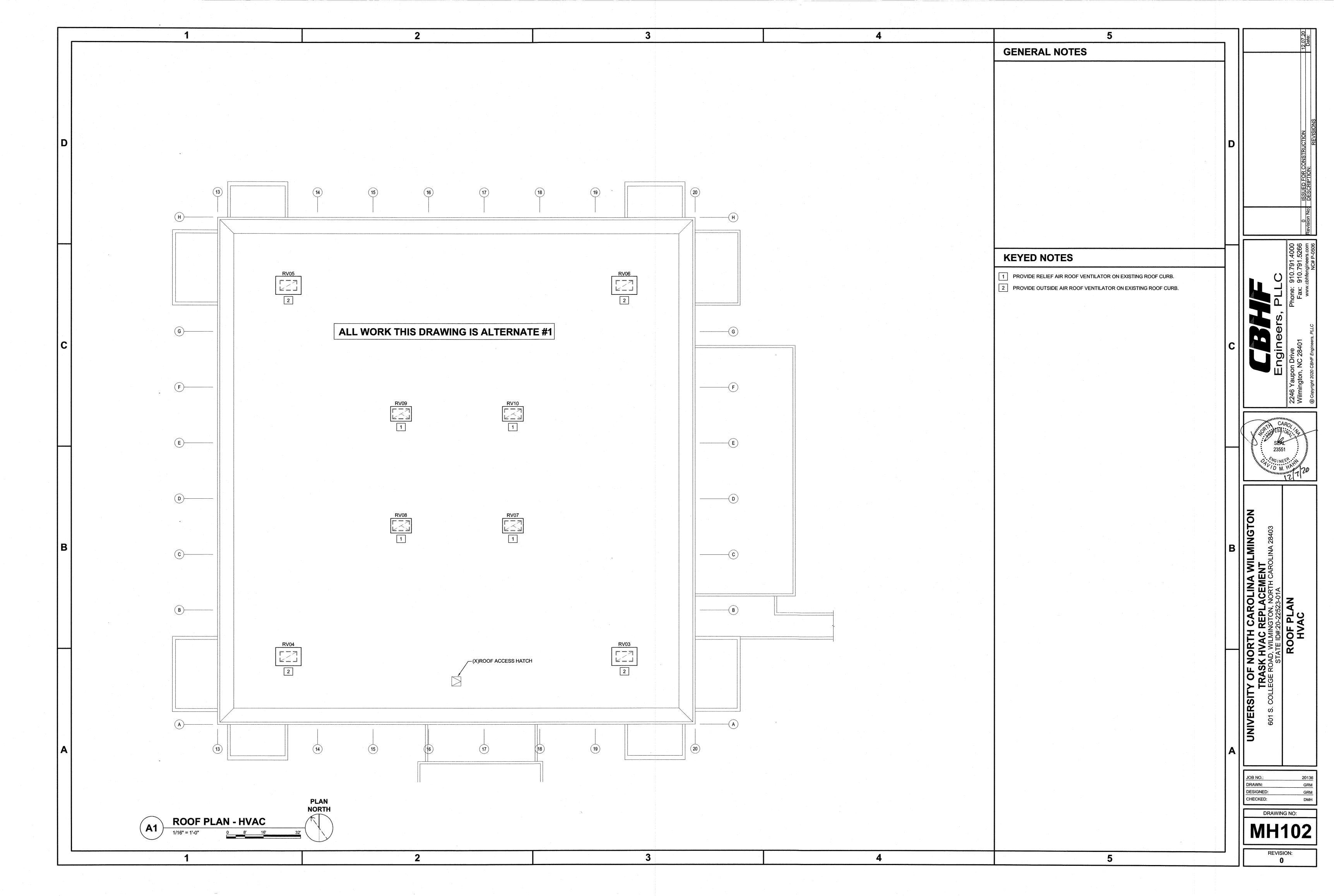
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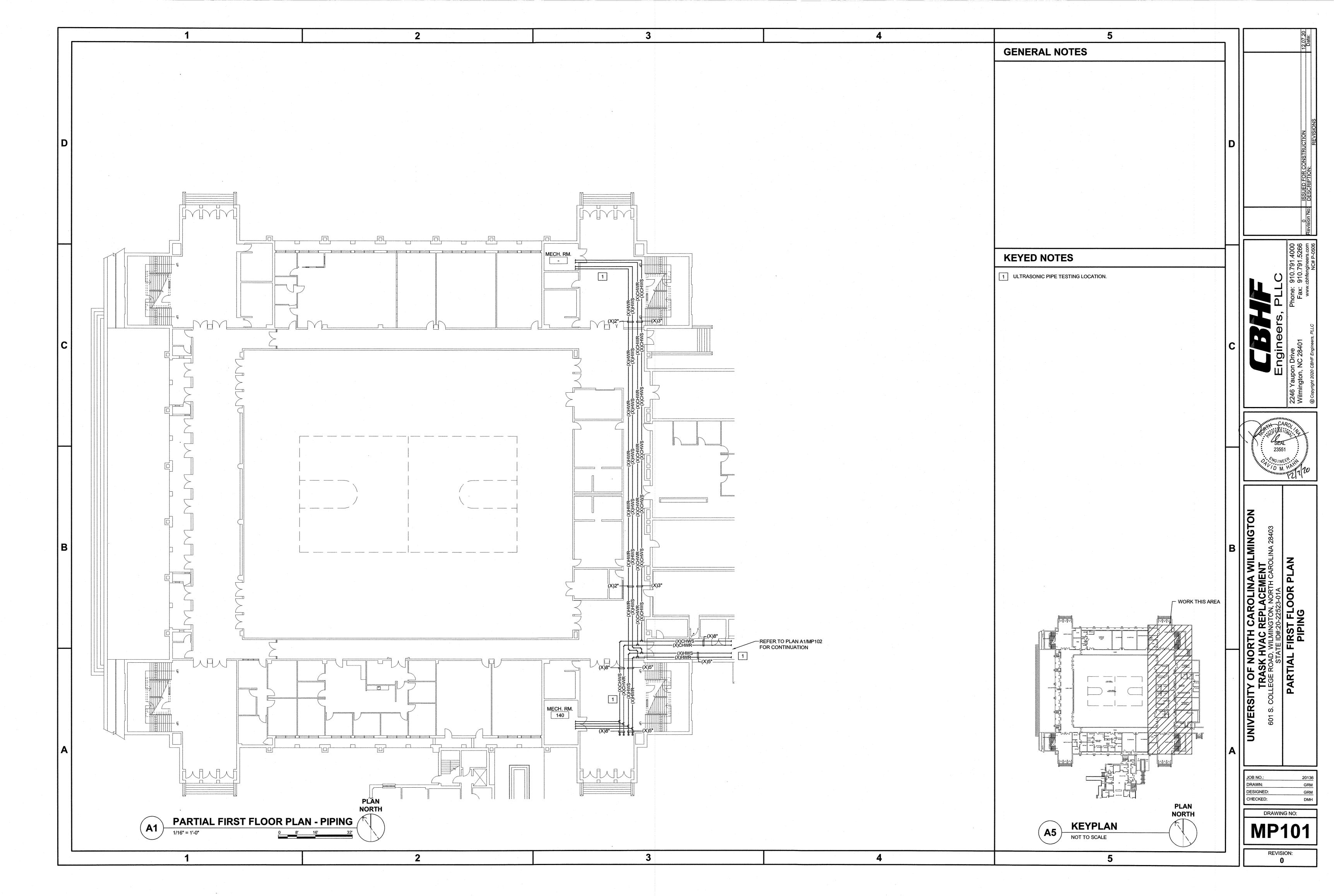


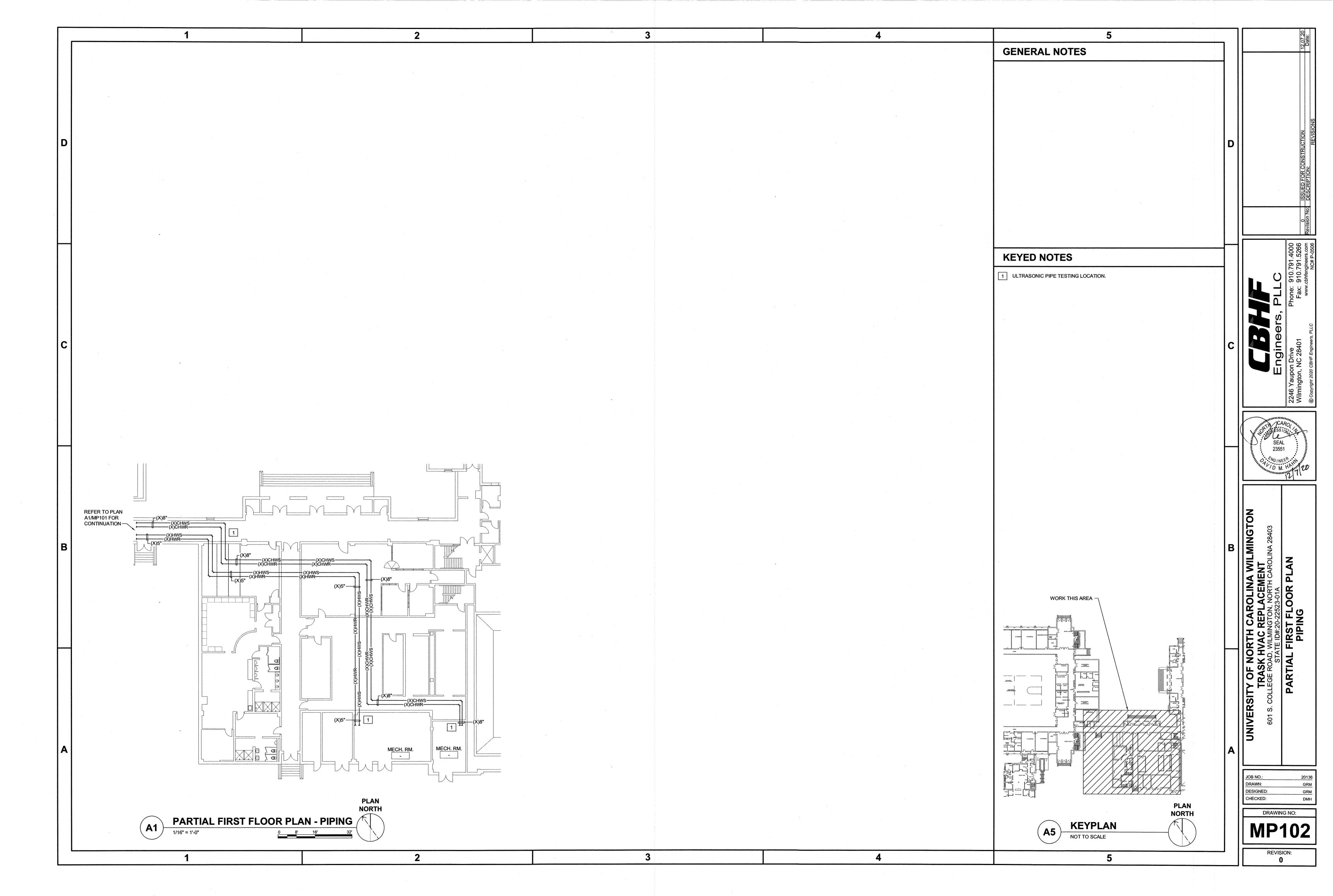


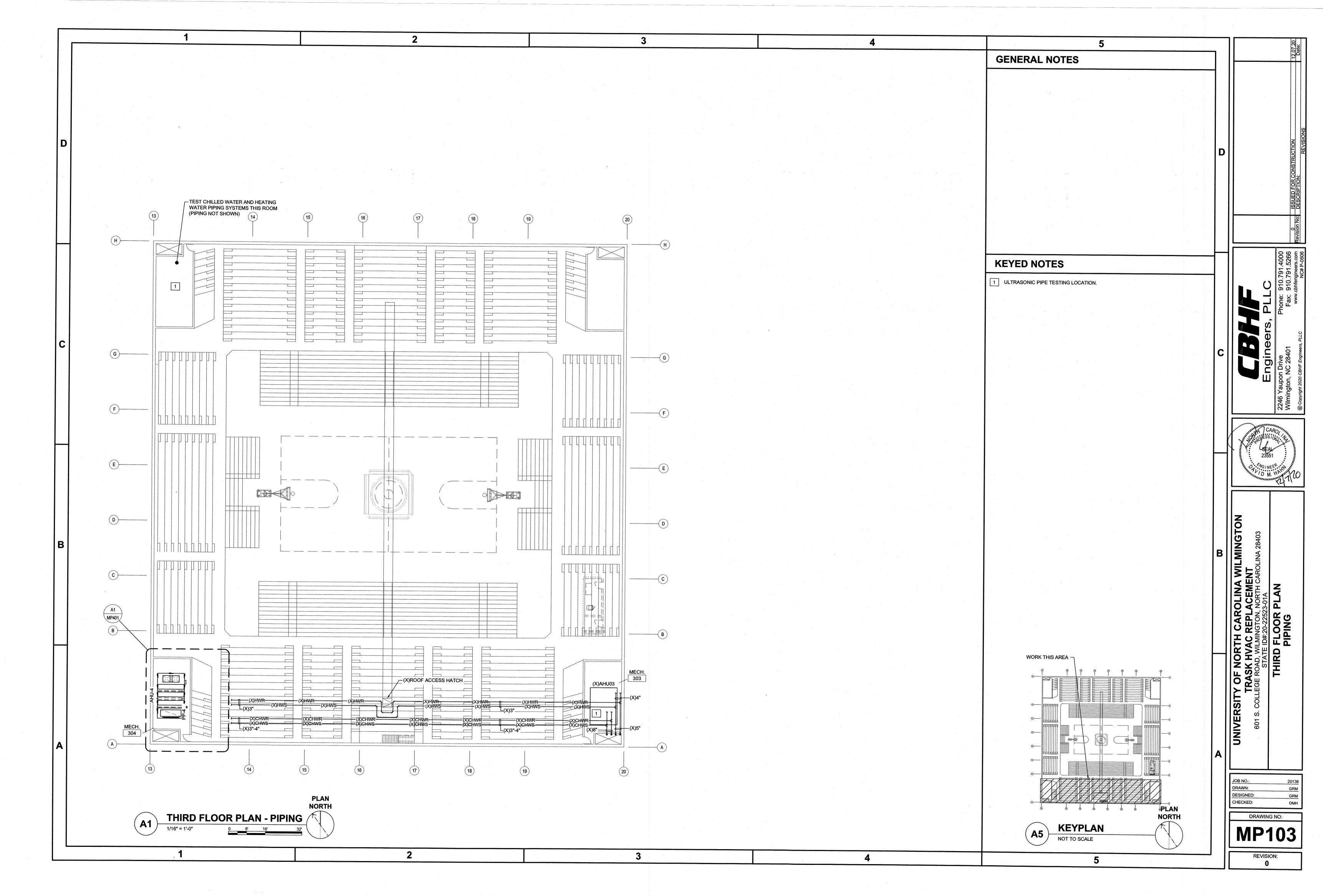


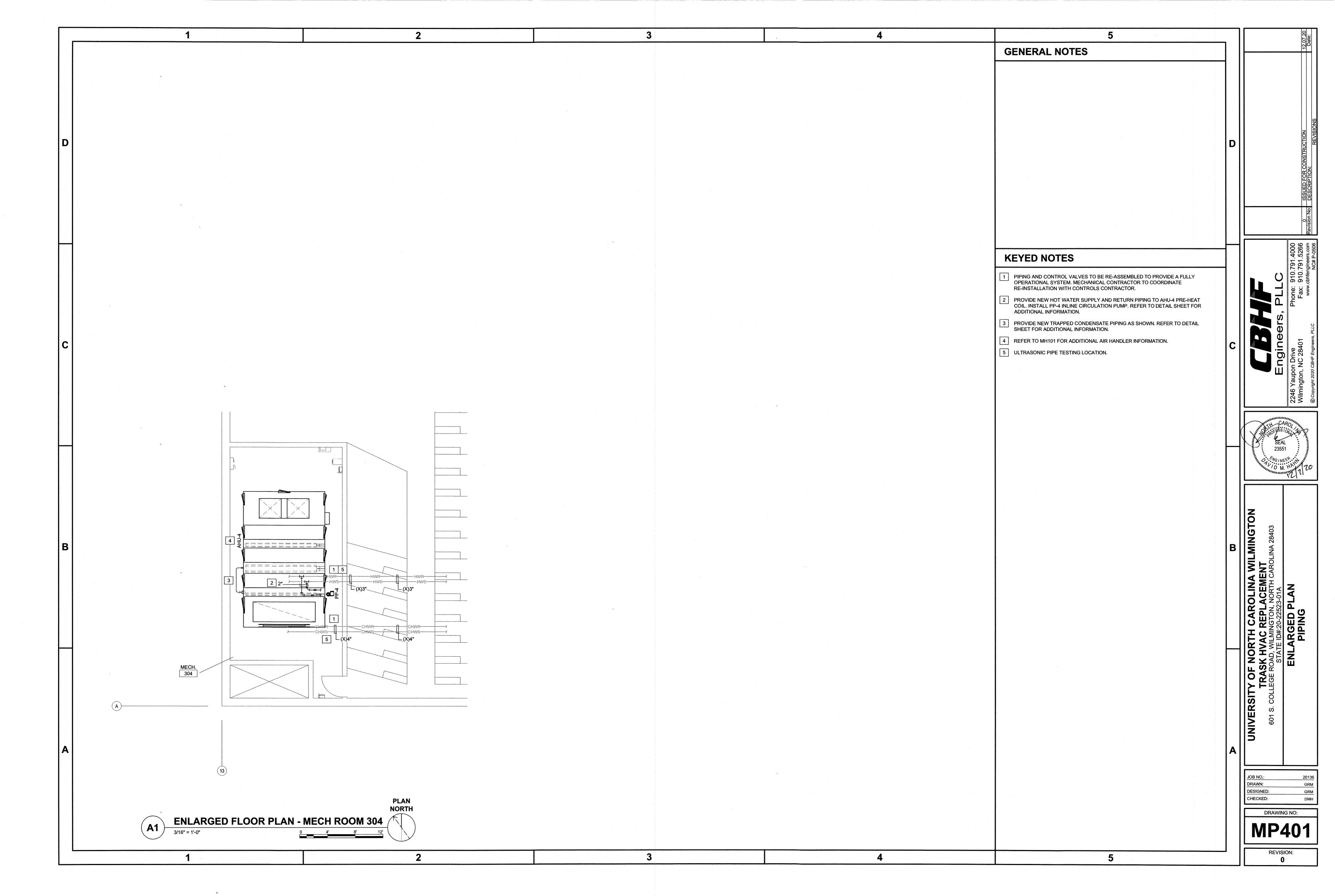


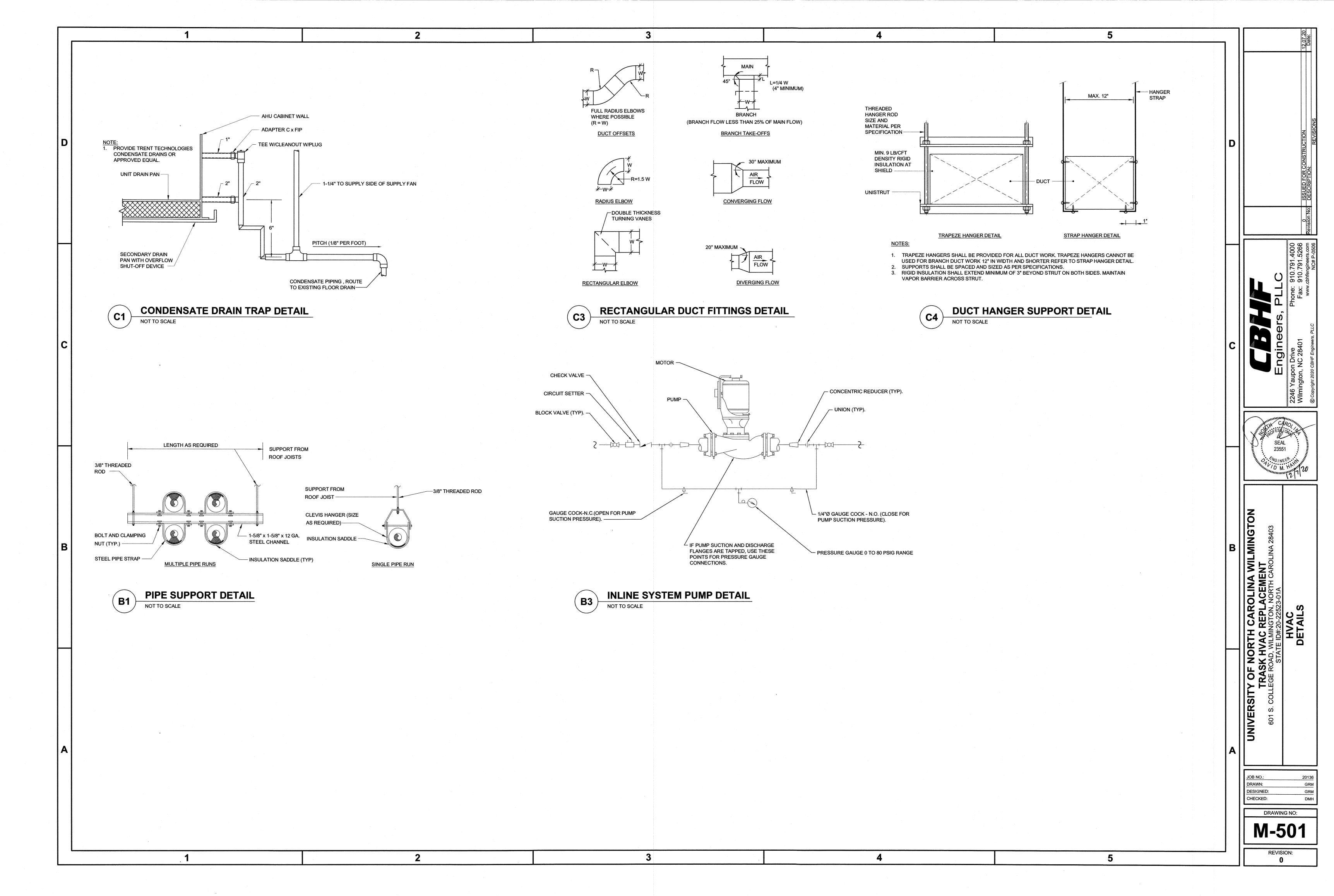


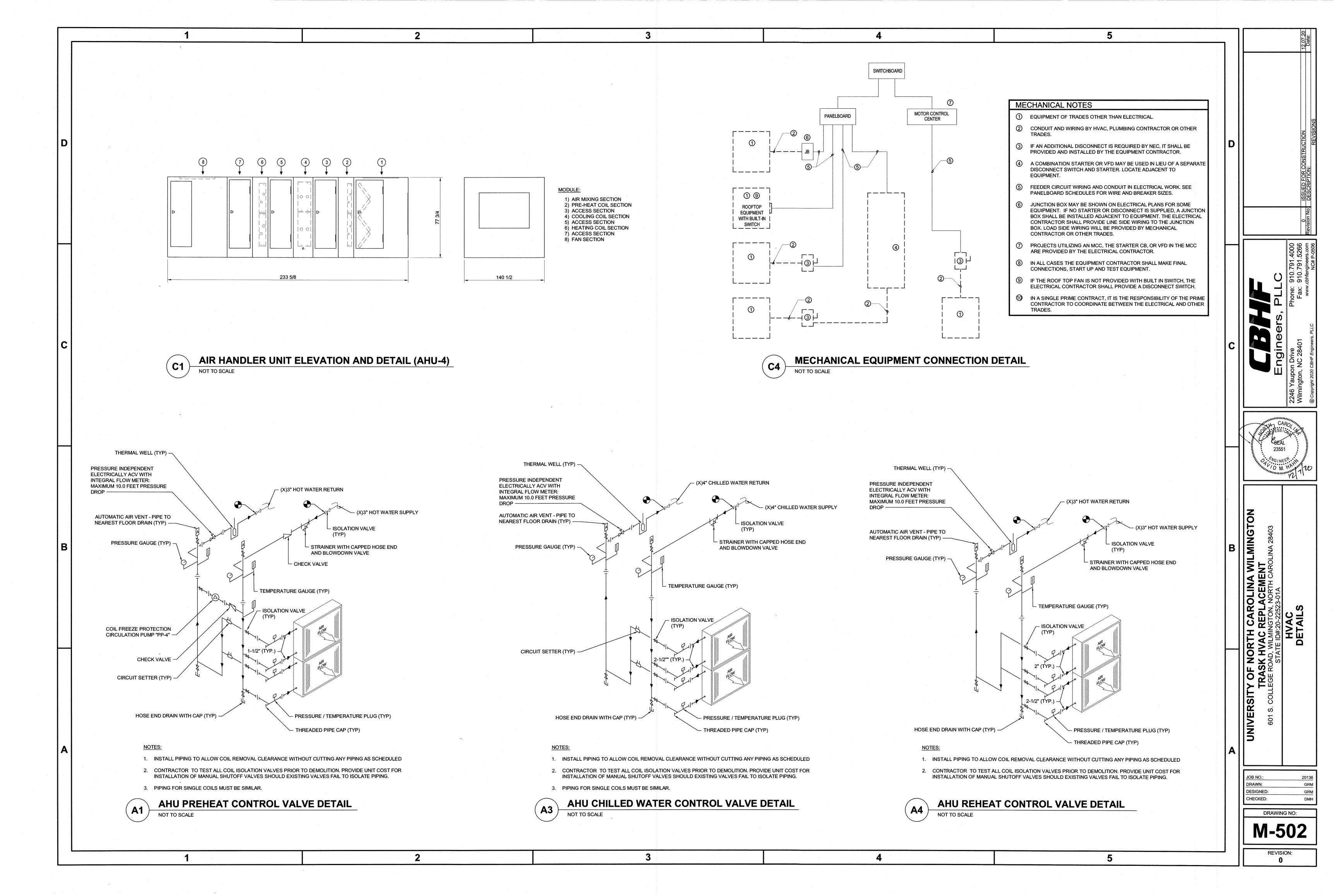


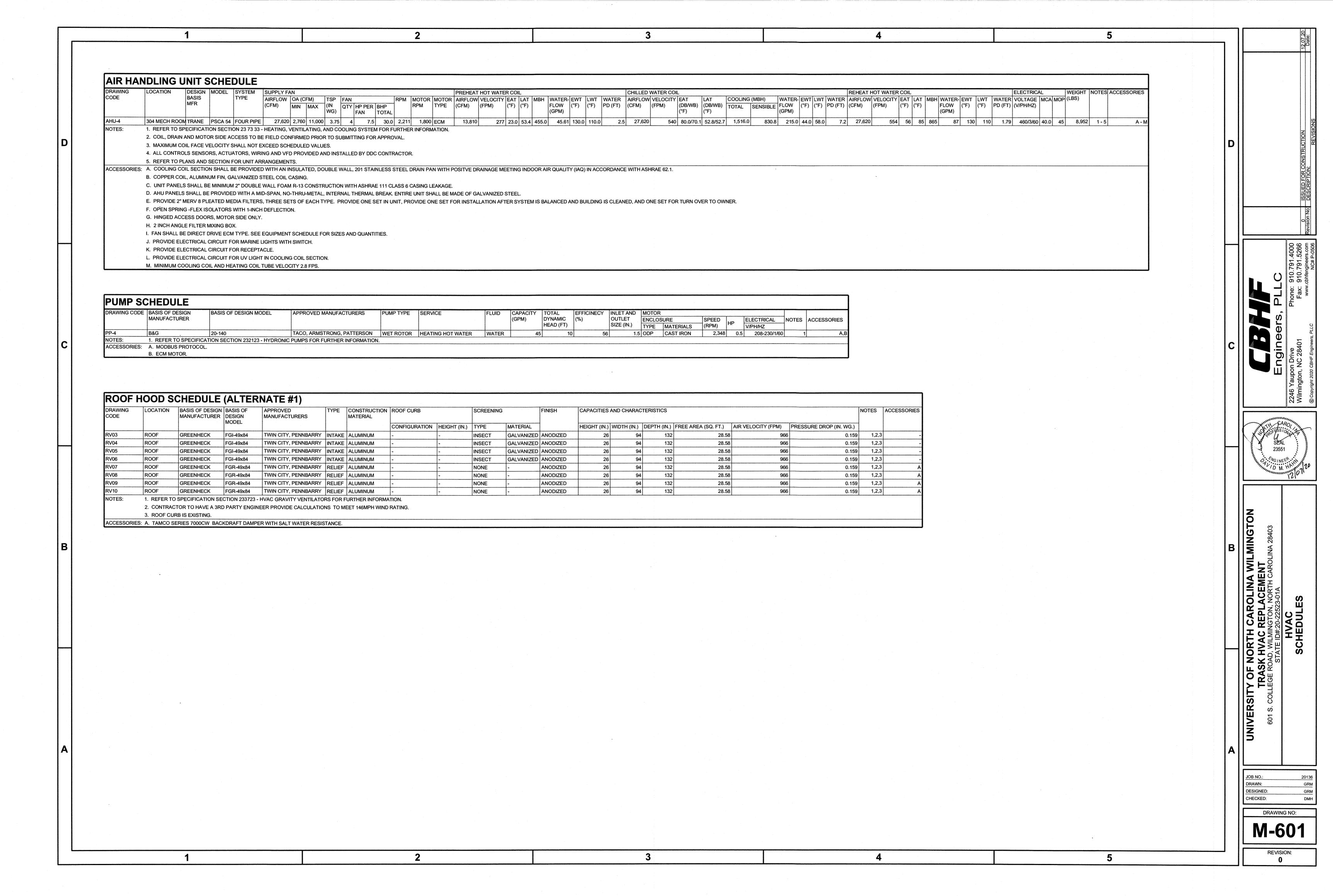


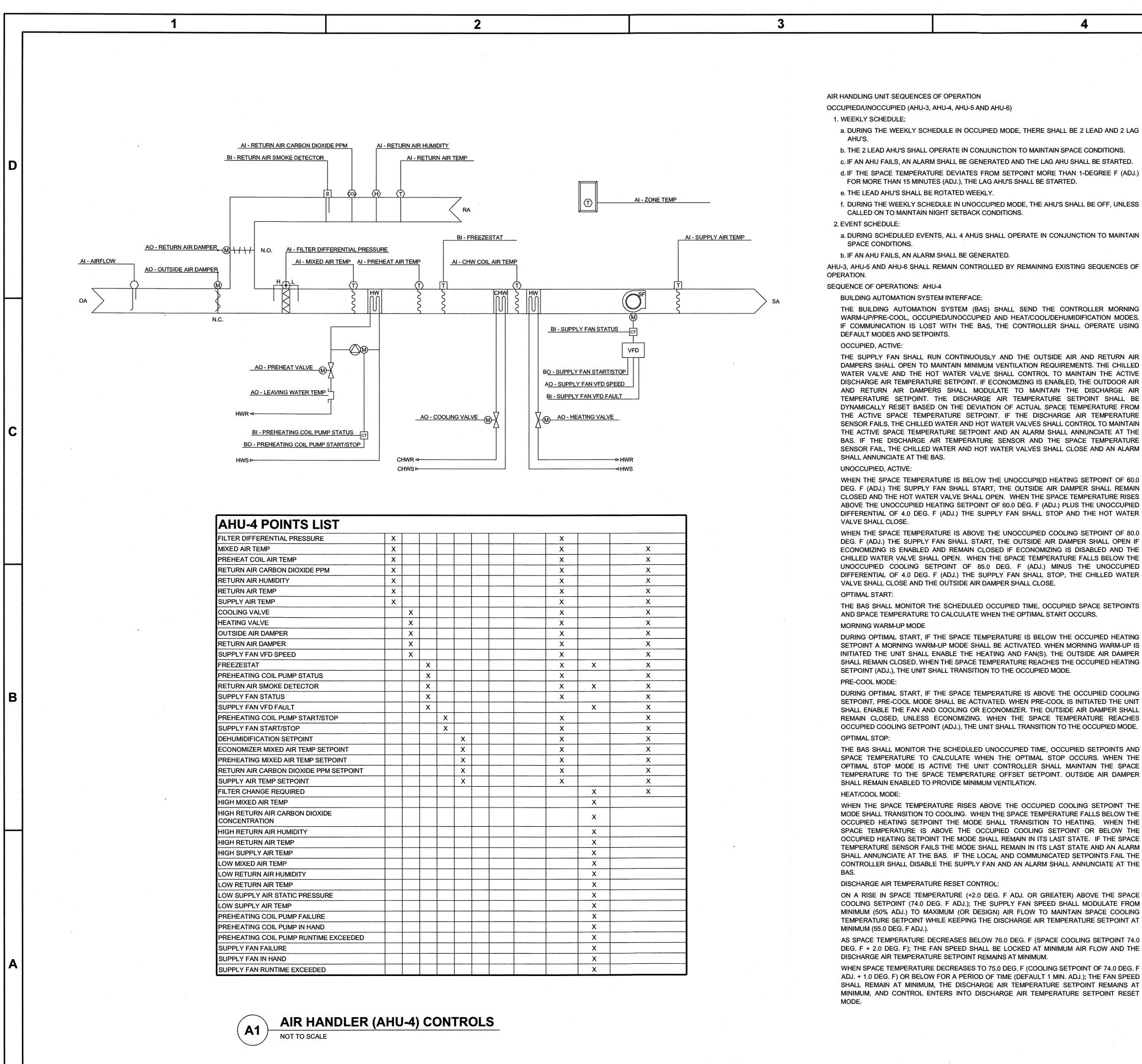












AIR HANDLING UNIT SEQUENCES OF OPERATION

OCCUPIED/UNOCCUPIED (AHU-3, AHU-4, AHU-5 AND AHU-6)

a. DURING THE WEEKLY SCHEDULE IN OCCUPIED MODE, THERE SHALL BE 2 LEAD AND 2 LAG

b. THE 2 LEAD AHU'S SHALL OPERATE IN CONJUNCTION TO MAINTAIN SPACE CONDITIONS.

c. IF AN AHU FAILS, AN ALARM SHALL BE GENERATED AND THE LAG AHU SHALL BE STARTED.

d. If the space temperature deviates from setpoint more than 1-degree F (ADJ.) FOR MORE THAN 15 MINUTES (ADJ.), THE LAG AHU'S SHALL BE STARTED.

e. THE LEAD AHU'S SHALL BE ROTATED WEEKLY.

CALLED ON TO MAINTAIN NIGHT SETBACK CONDITIONS.

# 2. EVENT SCHEDULE:

a. DURING SCHEDULED EVENTS, ALL 4 AHUS SHALL OPERATE IN CONJUNCTION TO MAINTAIN

# b. IF AN AHU FAILS, AN ALARM SHALL BE GENERATED.

AHU-3, AHU-5 AND AHU-6 SHALL REMAIN CONTROLLED BY REMAINING EXISTING SEQUENCES OF

# SEQUENCE OF OPERATIONS: AHU-4

# **BUILDING AUTOMATION SYSTEM INTERFACE:**

THE BUILDING AUTOMATION SYSTEM (BAS) SHALL SEND THE CONTROLLER MORNING WARM-UP/PRE-COOL, OCCUPIED/UNOCCUPIED AND HEAT/COOL/DEHUMIDIFICATION MODES. IF COMMUNICATION IS LOST WITH THE BAS, THE CONTROLLER SHALL OPERATE USING DEFAULT MODES AND SETPOINTS.

THE SUPPLY FAN SHALL RUN CONTINUOUSLY AND THE OUTSIDE AIR AND RETURN AIR DAMPERS SHALL OPEN TO MAINTAIN MINIMUM VENTILATION REQUIREMENTS. THE CHILLED WATER VALVE AND THE HOT WATER VALVE SHALL CONTROL TO MAINTAIN THE ACTIVE DISCHARGE AIR TEMPERATURE SETPOINT. IF ECONOMIZING IS ENABLED, THE OUTDOOR AIR AND RETURN AIR DAMPERS SHALL MODULATE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE SETPOINT. THE DISCHARGE AIR TEMPERATURE SETPOINT SHALL BE DYNAMICALLY RESET BASED ON THE DEVIATION OF ACTUAL SPACE TEMPERATURE FROM THE ACTIVE SPACE TEMPERATURE SETPOINT. IF THE DISCHARGE AIR TEMPERATURE SENSOR FAILS, THE CHILLED WATER AND HOT WATER VALVES SHALL CONTROL TO MAINTAIN THE ACTIVE SPACE TEMPERATURE SETPOINT AND AN ALARM SHALL ANNUNCIATE AT THE BAS. IF THE DISCHARGE AIR TEMPERATURE SENSOR AND THE SPACE TEMPERATURE SENSOR FAIL, THE CHILLED WATER AND HOT WATER VALVES SHALL CLOSE AND AN ALARM SHALL ANNUNCIATE AT THE BAS.

WHEN THE SPACE TEMPERATURE IS BELOW THE UNOCCUPIED HEATING SETPOINT OF 60.0 DEG. F (ADJ.) THE SUPPLY FAN SHALL START, THE OUTSIDE AIR DAMPER SHALL REMAIN CLOSED AND THE HOT WATER VALVE SHALL OPEN. WHEN THE SPACE TEMPERATURE RISES ABOVE THE UNOCCUPIED HEATING SETPOINT OF 60.0 DEG. F (ADJ.) PLUS THE UNOCCUPIED DIFFERENTIAL OF 4.0 DEG. F (ADJ.) THE SUPPLY FAN SHALL STOP AND THE HOT WATER

WHEN THE SPACE TEMPERATURE IS ABOVE THE UNOCCUPIED COOLING SETPOINT OF 80.0 DEG. F (ADJ.) THE SUPPLY FAN SHALL START, THE OUTSIDE AIR DAMPER SHALL OPEN IF ECONOMIZING IS ENABLED AND REMAIN CLOSED IF ECONOMIZING IS DISABLED AND THE CHILLED WATER VALVE SHALL OPEN. WHEN THE SPACE TEMPERATURE FALLS BELOW THE UNOCCUPIED COOLING SETPOINT OF 85.0 DEG. F (ADJ.) MINUS THE UNOCCUPIED DIFFERENTIAL OF 4.0 DEG. F (ADJ.) THE SUPPLY FAN SHALL STOP, THE CHILLED WATER VALVE SHALL CLOSE AND THE OUTSIDE AIR DAMPER SHALL CLOSE.

# **OPTIMAL START:**

THE BAS SHALL MONITOR THE SCHEDULED OCCUPIED TIME, OCCUPIED SPACE SETPOINTS AND SPACE TEMPERATURE TO CALCULATE WHEN THE OPTIMAL START OCCURS.

# MORNING WARM-UP MODE

DURING OPTIMAL START, IF THE SPACE TEMPERATURE IS BELOW THE OCCUPIED HEATING SETPOINT A MORNING WARM-UP MODE SHALL BE ACTIVATED. WHEN MORNING WARM-UP IS INITIATED THE UNIT SHALL ENABLE THE HEATING AND FAN(S). THE OUTSIDE AIR DAMPER SHALL REMAIN CLOSED. WHEN THE SPACE TEMPERATURE REACHES THE OCCUPIED HEATING SETPOINT (ADJ.), THE UNIT SHALL TRANSITION TO THE OCCUPIED MODE.

# PRE-COOL MODE:

DURING OPTIMAL START, IF THE SPACE TEMPERATURE IS ABOVE THE OCCUPIED COOLING SETPOINT, PRE-COOL MODE SHALL BE ACTIVATED. WHEN PRE-COOL IS INITIATED THE UNIT SHALL ENABLE THE FAN AND COOLING OR ECONOMIZER. THE OUTSIDE AIR DAMPER SHALL REMAIN CLOSED, UNLESS ECONOMIZING. WHEN THE SPACE TEMPERATURE REACHES OCCUPIED COOLING SETPOINT (ADJ.), THE UNIT SHALL TRANSITION TO THE OCCUPIED MODE.

THE BAS SHALL MONITOR THE SCHEDULED UNOCCUPIED TIME, OCCUPIED SETPOINTS AND SPACE TEMPERATURE TO CALCULATE WHEN THE OPTIMAL STOP OCCURS. WHEN THE OPTIMAL STOP MODE IS ACTIVE THE UNIT CONTROLLER SHALL MAINTAIN THE SPACE TEMPERATURE TO THE SPACE TEMPERATURE OFFSET SETPOINT. OUTSIDE AIR DAMPER SHALL REMAIN ENABLED TO PROVIDE MINIMUM VENTILATION.

# HEAT/COOL MODE:

WHEN THE SPACE TEMPERATURE RISES ABOVE THE OCCUPIED COOLING SETPOINT THE MODE SHALL TRANSITION TO COOLING. WHEN THE SPACE TEMPERATURE FALLS BELOW THE OCCUPIED HEATING SETPOINT THE MODE SHALL TRANSITION TO HEATING. WHEN THE SPACE TEMPERATURE IS ABOVE THE OCCUPIED COOLING SETPOINT OR BELOW THE OCCUPIED HEATING SETPOINT THE MODE SHALL REMAIN IN ITS LAST STATE. IF THE SPACE TEMPERATURE SENSOR FAILS THE MODE SHALL REMAIN IN ITS LAST STATE AND AN ALARM SHALL ANNUNCIATE AT THE BAS. IF THE LOCAL AND COMMUNICATED SETPOINTS FAIL THE CONTROLLER SHALL DISABLE THE SUPPLY FAN AND AN ALARM SHALL ANNUNCIATE AT THE

# DISCHARGE AIR TEMPERATURE RESET CONTROL:

ON A RISE IN SPACE TEMPERATURE (+2.0 DEG. F ADJ. OR GREATER) ABOVE THE SPACE COOLING SETPOINT (74.0 DEG. F ADJ.); THE SUPPLY FAN SPEED SHALL MODULATE FROM MINIMUM (50% ADJ.) TO MAXIMUM (OR DESIGN) AIR FLOW TO MAINTAIN SPACE COOLING TEMPERATURE SETPOINT WHILE KEEPING THE DISCHARGE AIR TEMPERATURE SETPOINT AT MINIMUM (55.0 DEG. F ADJ.).

AS SPACE TEMPERATURE DECREASES BELOW 76.0 DEG. F (SPACE COOLING SETPOINT 74.0 DEG. F + 2.0 DEG. F); THE FAN SPEED SHALL BE LOCKED AT MINIMUM AIR FLOW AND THE DISCHARGE AIR TEMPERATURE SETPOINT REMAINS AT MINIMUM.

WHEN SPACE TEMPERATURE DECREASES TO 75.0 DEG. F (COOLING SETPOINT OF 74.0 DEG. F ADJ. + 1.0 DEG. F) OR BELOW FOR A PERIOD OF TIME (DEFAULT 1 MIN. ADJ.); THE FAN SPEED SHALL REMAIN AT MINIMUM, THE DISCHARGE AIR TEMPERATURE SETPOINT REMAINS AT MINIMUM, AND CONTROL ENTERS INTO DISCHARGE AIR TEMPERATURE SETPOINT RESET

AS SPACE TEMPERATURE CONTINUES TO DROP BELOW 75.0 DEG. F (SPACE TEMPERATURE COOLING SETPOINT + 1.0 DEG. F); THE FAN SPEED SHALL REMAIN AT MINIMUM AND THE DISCHARGE AIR TEMPERATURE SETPOINT SHALL BE RESET FROM MINIMUM (55.0 DEG. F ADJ.) TO MAXIMUM (65.0 DEG. F ADJ.) AS SPACE TEMPERATURE DROPS FROM 75.0 DEG. F TO 74.0

AS SPACE TEMPERATURE DECREASES TO THE HEATING SETPOINT (71.0 DEG. F ADJ.) THE CONTROL SHALL SWITCH TO THE HEATING DISCHARGE AIR TEMPERATURE RESET. IN THE HEATING MODE, THE HEAT SHALL BE ENABLED; THE SUPPLY FAN SHALL REMAIN AT MINIMUM AIR FLOW AND THE DISCHARGE AIR TEMPERATURE SETPOINT SHALL BE RESET FROM 70.0 DEG. F TO 90.0 DEG. F AS THE SPACE TEMPERATURE DROPS FROM 71.0 DEG. F TO 70.0 DEG.

AS SPACE TEMPERATURE CONTINUES TO DECREASE TO HEATING SETPOINT (71.0 DEG. F ADJ.) - 1.0 DEG. F; THE DISCHARGE AIR TEMPERATURE SETPOINT SHALL REMAIN AT MAXIMUM (90.0 DEG. F ADJ.), THE FAN SHALL BE MODULATED FROM MINIMUM TO MAXIMUM AIR FLOW TO MAINTAIN THE SPACE TEMPERATURE HEATING SETPOINT.

WHEN THE SPACE TEMPERATURE INCREASES THE REVERSE CONTROL SHALL BE IMPLEMENTED.

SUPPLY FAN: THE UNIT CONTROLLER SHALL VARY THE SUPPLY FAN SPEED TO OPTIMIZE MINIMUM FAN

COMMANDED OFF, THE OUTSIDE AIR DAMPER SHALL CLOSE, ALL HEATING AND COOLING SHALL BE DISABLED, AND AN ALARM SHALL ANNUNCIATE AT THE BAS. A MANUAL RESET SHALL BE REQUIRED TO RESTART THE FAN.

THE INITIAL DAMPER OPENING RATE SHALL BE LIMITED TO 2% PER MINUTE (ADJ.) UNTIL THE DAMPER HAS REACHED ITS MINIMUM VENTILATION POSITION. THE OUTSIDE AIR DAMPER SHALL MODULATE TO A POSITION LESS THAN THE MINIMUM DAMPER POSITION IF THE MIXED AIR TEMPERATURE DROPS BELOW 50.0 DEG. F (ADJ.). IF THE MIXED AIR TEMPERATURE SENSOR FAILS AN ALARM SHALL ANNUNCIATE AT THE BAS AND THE OUTSIDE AIR DAMPER

A HARDWIRED, LOW LIMIT TEMPERATURE SWITCH SHALL BE ELECTRICALLY INTERLOCKED WITH THE VARIABLE SPEED DRIVE. IF THE LOW LIMIT TEMPERATURE SWITCH IS TRIPPED 38.0 DEG. F (ADJ.), THE FAN SHALL BE COMMANDED OFF, THE PREHEAT COIL PUMP SHALL BE COMMANDED ON AND THE OUTSIDE AIR DAMPER SHALL CLOSE. ALL VALVES SHALL BE COMMANDED OPEN TO 20% (ADJUST PER CLIMATE). AN ALARM SHALL ANNUNCIATE AT THE BAS AND MANUAL RESET OF THE LOW LIMIT TEMPERATURE SWITCH SHALL BE REQUIRED TO RESTART THE FAN.

A DIFFERENTIAL PRESSURE SWITCH SHALL MONITOR THE DIFFERENTIAL PRESSURE ACROSS THE FILTER(S) WHEN THE FAN IS RUNNING. IF THE SWITCH CLOSES DURING NORMAL

DURING OCCUPIED PERIODS, WHEN THE SPACE TEMPERATURE IS BELOW THE DAYTIME WARM-UP INITIATE SETPOINT, A DAYTIME WARM-UP SEQUENCE SHALL BE ACTIVATED. THE OUTSIDE AIR DAMPER SHALL MODULATE TO MAINTAIN MINIMUM VENTILATION REQUIREMENTS, AND THE HEATING SHALL ENABLE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE HEATING SETPOINT. DAYTIME WARM-UP SHALL TERMINATE WHEN THE

# PREHEAT/STRATIFICATION CONTROL:

WHEN THE FAN IS OFF, IF THE OUTDOOR AIR TEMPERATURE IS BELOW 40.0 DEG. F (ADJ.) OR THE OUTSIDE AIR TEMPERATURE SENSOR IS FAILED, THE PREHEAT COIL PUMP SHALL BE ON TO MAINTAIN A MIXED AIR TEMPERATURE OF 45.0 DEG. F (ADJ.). IF THE OUTDOOR AIR TEMPERATURE IS ABOVE 40.0 DEG. F (ADJ.) AND THE OUTDOOR AIR TEMPERATURE SENSOR IS NOT FAILED THE PREHEAT COIL PUMP SHALL BE OFF. IF THE MIXED AIR TEMPERATURE SENSOR FAILS THE PREHEAT COIL PUMP SHALL BE ON.

WHEN THE FAN IS ON, THE PREHEAT COIL PUMP SHALL BE ON TO MAINTAIN A LEAVING PREHEAT TEMPERATURE OF 45.0 DEG. F (ADJ.). IF THE PREHEAT TEMPERATURE SENSOR FAILS AND THE MIXED AIR TEMPERATURE IS BELOW 45.0 DEG. F (ADJ.) THE PREHEAT COIL PUMP SHALL BE ON. IF THE PREHEAT TEMPERATURE SENSOR FAILS AND THE MIXED AIR TEMPERATURE IS ABOVE 50.0 DEG. F (ADJ.) THE PREHEAT COIL PUMP SHALL BE COMMANDED OFF. AN ALARM SHALL ANNUNCIATE AT THE BAS IF THE LEAVING PREHEAT TEMPERATURE SENSOR, THE MIXED AIR TEMPERATURE SENSOR OR THE OUTSIDE AIR TEMPERATURE SENSOR ARE FAILED.

# OCCUPIED HUMIDITY CONTROL:

IF THE RETURN DUCT RELATIVE HUMIDITY IS GREATER THAN 50% (ADJ.), THE CHILLED WATER VALVE SHALL MODULATE TO MAINTAIN SPACE RELATIVE HUMIDITY SETPOINT OF 50% (ADJ.) AND THE REHEAT VALVE SHALL MODULATE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE SETPOINT. MODE SHALL TERMINATE WHEN THE RETURN DUCT RELATIVE HUMIDITY FALLS BELOW THE RELATIVE HUMIDITY SETPOINT OF 50% (ADJ.) MINUS 3% (ADJ.). IF THE RETURN DUCT RELATIVE HUMIDITY SENSOR FAILS THE DEHUMIDIFICATION SEQUENCE SHALL BE

ENABLE: OUTSIDE AIR (OA) ENTHALPY SHALL BE COMPARED WITH RETURN AIR (RA) ENTHALPY POINT. THE ECONOMIZER SHALL ENABLE WHEN OA ENTHALPY IS LESS THAN RA ENTHALPY - 2.0 BTU/LB. THE ECONOMIZER SHALL DISABLE WHEN OA ENTHALPY IS GREATER

MODE, THE ECONOMIZER DAMPER SHALL BE MODULATED BETWEEN ITS MINIMUM POSITION AND 100% TO MAINTAIN THE SPACE TEMPERATURE SETPOINT. THE ECONOMIZER DAMPER SHALL MODULATE TOWARD MINIMUM POSITION IN THE EVENT THE MIXED AIR TEMPERATURE FALLS BELOW THE LOW TEMPERATURE LIMIT SETTING.

# CONDENSATE OVERFLOW MONITORING:

IF THE CONDENSATE LEVEL REACHES THE TRIP POINT, A CONDENSATE OVERFLOW DIAGNOSTIC SHALL ANNUNCIATE AT THE BAS. TO PREVENT THE CONDENSATE DRAIN PAN FROM OVERFLOWING AND CAUSING WATER DAMAGE TO THE BUILDING THE FAN SHALL BE DISABLED AND THE CHILLED WATER VALVE SHALL CLOSE.

THE SMOKE DETECTOR SHALL BE REQUIRED TO RESTART THE UNIT.

DEG. F TO MAINTAIN THE SPACE COOLING TEMPERATURE SETPOINT.

SPEED IN ALL COOLING AND HEATING MODES.

IF THE SUPPLY FAN FAILS TO PROVE STATUS FOR 30 SECONDS (ADJ.), THE FAN SHALL BE

# MIXED AIR LOW LIMIT:

SHALL RETURN TO THE MINIMUM POSITION.

OPERATION A DIRTY FILTER ALARM SHALL ANNUNCIATE AT THE BAS.

# DAYTIME WARM-UP CONTROL:

AVERAGE SPACE TEMPERATURE REACHES THE OCCUPIED HEATING SETPOINT.

TERMINATED AND AN ALARM SHALL ANNUNCIATE AT THE BAS.

# **ECONOMIZER:**

THAN RA ENTHALPY.

OPERATION: WHEN ECONOMIZING IS ENABLED AND THE UNIT IS OPERATING IN THE COOLING

# SMOKE DETECTOR SHUTDOWN:

THE UNIT SHALL SHUT DOWN IN RESPONSE TO A SIGNAL FROM THE SMOKE DETECTOR INDICATING THE PRESENCE OF SMOKE. THE SMOKE DETECTOR SHALL BE INTERLOCKED TO THE UNIT THROUGH THE DRY CONTACTS OF THE SMOKE DETECTOR. A MANUAL RESET OF

> DRAWN: DESIGNED: CHECKED:

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OLIN

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