

SECTION 16010 – ELECTRICAL SPECIAL CONDITIONS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. All of the Contract Documents, as listed on the Table of Contents and including General and Supplementary Conditions and Division 1, General Requirements, shall be included in, and made part of, this Section.

1.2 DESCRIPTION OF WORK

- A. Carefully examine all of the Contract Documents, criteria sheets and all other Sections of the specifications for requirements which affect work under this Section, whether or not such work is specifically mentioned in this Section.
- B. The work under this Contract shall include all labor, materials, tools, equipment, transportation, insurance, temporary protection, supervision and incidental items essential for proper installation and operation, even though not specifically mentioned or indicated on the drawings, but which are usually provided or are essential for proper installation and operation, of all systems as indicated on the drawings and specified herein.
- C. The specifications and drawings describe the minimum requirements that must be met by the Electrical Subcontractor for the installation of all work as shown on the drawings and as specified hereinunder.
- D. Coordinate work with that of all other Trades affecting or affected by the work of this Section. Cooperate with such Trades to assure the steady progress of all work under the Contract.

1.3 RELATED WORK

- A. For work to be included as part of this Section, to be furnished and installed by the Electrical Subcontractor, refer to the following Sections:
 - 1. Section 16050 – Basic Materials and Methods
 - 2. Section 16065 – Lightning Protection System
 - 3. Section 16070 - Electrical Seismic Restraints
 - 4. Section 16080 – Electrical Acceptance Tests
 - 5. Section 16100 – Wiring Methods
 - 6. Section 16225 – Electrical Power Generation
 - 7. Section 16360 – Service Entrance Switchgear
 - 8. Section 16410 – Low Voltage Distribution
 - 9. Section 16425 – Power System Studies

10. Section 16470 – Isolated Power Systems
11. Section 16500 – Lighting Fixtures
12. Section 16575 – Lighting Control System
13. Section 16725 – Fire Alarm System

B. For work related to, and to be coordinated with the electrical work, but not included in this Section and required to be performed under other designated Sections, see the following:

1. Section 01500 - Temporary electricity
2. Section 02200 - Earthwork
3. Section 03300 – Cast-in-Place Concrete
4. Section 04065 – Masonry Mortar and Grout
5. Section 07620 – Reglets and Counter Flashing
6. Section 07652 – Flashing Built into Walls
7. Section 07842 – Fire Stopping and Smoke Stopping
8. Section 08310 – Access Doors and Panels
9. Section 09910 – Painting
10. Division 14 – Conveying Systems
11. Division 15 – Mechanical
12. Division 17 – Automatic Temperature Control System
13. Division 18 - Commissioning

1.4 REFERENCES

- A. All materials and workmanship shall comply with all applicable Codes, Specifications, Local and State Ordinances, Industry Standards and Utility Company Regulations, latest editions.
- B. In case of difference between Building Codes, State Laws, Local Ordinances, Industry Standards and Utility Company Regulations and the Contract Documents, the Electrical Subcontractor shall promptly notify the Architect in writing of any such difference.
- C. In case of conflict between the Contract Documents and the requirements of any Code or Authorities having jurisdiction, the most stringent requirements of the aforementioned shall govern.
- D. Should the Electrical Subcontractor perform any work that does not comply with the requirements of the applicable Building Codes, State Laws, Local Ordinances, Industry Standards and Utility Company Regulations, he shall bear all costs arising in correcting the deficiencies, as approved by the Architect/Owner.
- E. Applicable Codes and Standards shall include all State Laws, Local Ordinances, Utility Company Regulations, and the applicable requirements of the latest adopted edition of the following Codes and Standards, without limiting the number, as follows:
 1. NFPA 13: Sprinkler Systems
 2. NFPA 70: National Electrical Code
 3. NFPA 72: National Fire Alarm Code

4. NFPA 99: Health Care Facilities
5. NFPA 101: Life Safety Code
6. Occupational Safety and Health Standards
7. Environmental Protection Agency
8. National Fire Protection Association
9. Department of Environmental Protection
10. International Building Code (IBC) 2003
11. State Inspectional Department

F. In these specifications, references made to the following Industry Standards and Code Bodies are intended to indicate the latest volume or publication of the Standard. All equipment, materials and details of installation shall comply with the requirements and latest revisions of the following Bodies, as applicable:

1. ANSI: American National Standards Institute
2. ASTM: American Society of Testing Materials
3. AWG: American Wire Gauge
4. FM: Factory Mutual
5. IEEE: Institute of Electrical and Electronics Engineers
6. NEMA: National Electrical Manufacturers Association
7. UL: Underwriters' Laboratories

G. Electrical Subcontractor for the work in his scope of work shall give all necessary notices, obtain all permits, pay all governmental taxes, fees and other costs in connection with his work; file for necessary approvals with the jurisdiction under which the work is to be performed. Electrical Subcontractor shall obtain all required Certificates of Inspection for his respective work and deliver same to the Architect before request for acceptance of his portion of work is made and before final payment.

1.5 QUALITY ASSURANCE

- A. The manufacturers listed within these specifications have been preselected for use on this project. No submittal will be accepted from a manufacturer other than specified.
- B. Electrical Subcontractor shall furnish and install all equipment, accessories, connections and incidental items necessary to fully complete the work under his Contract for use, occupancy and operation by the Owner.
- C. Where equipment of a substitute manufacturer differ from that specified and require different arrangement or connections from those shown, it shall be the responsibility of the Subcontractor responsible for the substitution to modify the installation of the equipment/system to operate properly and in harmony with the original intent of the drawings and specifications. When directed by the Architect, the Electrical Subcontractor shall submit drawings showing the proposed, substitute installation. If the proposed installation is accepted, the Electrical Subcontractor shall make all necessary changes in all affected related work provided under his and other Sections including location of roughing-in connections by other Trades, conduit, supports, etc. All changes shall be made at no increase in the Contract amount or additional cost

to the Owner. The General Contractor shall be responsible to assure that the Subcontractor responsible for the substitution bears the cost arising to all other Trades as a result of the substitution.

- D. Unless specifically indicated otherwise, all equipment and materials required for installation under these specifications shall be new, unused and without blemish or defect. Equipment and materials shall be products which will meet with the acceptance of the Authorities having jurisdiction over the work and as specified hereinbefore. Where such acceptance is contingent upon having the products listed and/or labeled by FM or UL or another testing laboratory, the products shall be so listed and/or labeled. Where no specific indication as to the type or quality of material or equipment is indicated, a first class standard article shall be provided.

1.6 WARRANTY

- A. Attention is directed to provisions of the General Requirements and Supplementary General Requirements regarding and warranties for work under this Contract.
- B. All warranties shall begin on the Date of Substantial Completion of the entire project or the Owner's acceptance of the workmanship and/or material covered by the warranty, whichever is later. The warranty coverage shall continue for the specified period. Refer to individual specification sections for warranty period. If no specific warranty period is specified, the warranty shall extend for a minimum of 365 days.
- C. Manufacturers shall provide their standard warranties for work under the Electrical Trades. However, such warranties shall be in addition to, and not in lieu of, all other liabilities which the manufacturer and Electrical Subcontractor may have by law or by other provisions of the Contract Documents.
- D. All materials, items of equipment and workmanship furnished under the Electrical Section shall carry the standard warranty against all defects in material and workmanship. Any fault due to defective or improper material, equipment, workmanship or design which may develop shall be made good, forthwith, by and at the expense of the Electrical Subcontractor for the work under his Contract, including all other damage done to areas, materials and other systems resulting from this failure.
- E. The Electrical Subcontractor shall warranty that all elements of the systems which are to be provided under his Contract, are of sufficient capacity to meet the specified performance requirements as set forth herein or as indicated.
- F. Upon receipt of notice from the Owner or Architect of failure of any part of the systems or equipment during the warranty period, the affected part or parts shall be replaced by the Electrical Subcontractor for his work or any other work affected by the failure(s).
- G. Electrical Subcontractor shall furnish, before the final payment is made, a written warranty covering the above requirements in accordance with the General Requirements.

1.7 DEFINITIONS

- A. Words in the singular shall also mean and include the plural, wherever the context so indicates, and words in the plural shall mean the singular, wherever the context so indicates.
- B. Wherever the terms "shown on drawings" are used in the specifications, they shall mean "noted", "indicated", "scheduled", "detailed", or any other diagrammatic or written reference made on the drawings.
- C. Wherever the term "provide" is used in the specifications it will mean "furnish" and "install", "connect", "apply", "erect", "construct", or similar terms, unless otherwise indicated in the specifications.
- D. Wherever the term "material" is used in the specifications it will mean any "product", "equipment", "device", "assembly", or "item" required under the Contract, as indicated by trade or brand name, manufacturer's name, standard specification reference or other description.
- E. The terms "approved", or "approval" shall mean the written approval of the Architect.
- F. The term "Contract Documents" shall mean the entire set of Drawings and Specifications as listed in the Table of Contents of the General Conditions including all bound and unbound material and all items officially issued to date such as addenda, bulletins, job modifications, etc.
- G. The term "specification" shall mean all information contained in the bound or unbound volume, including all "Contract Documents" defined therein, except for the drawings.
- H. The terms "directed", "required", "permitted", "ordered", "designated", "prescribed", and similar words shall mean the direction, requirement, permission, order, designation or prescription of the Architect; the terms "approved", "acceptable", "satisfactory", and similar words shall mean approved by, acceptable or satisfactory to the Architect; and, the terms "necessary", "reasonable", "proper", "correct", and similar words shall mean necessary, reasonable, proper or correct in the judgment of the Architect.
- I. "Accessible" indicates ease of access with or without the use of ladders and without requiring extensive removal of other equipment, such as ductwork, piping, etc. to gain access. "Accessible ceiling" indicates acoustic tile type hung ceilings. Concealed spline or sheetrock ceilings with access panels shall not be considered accessible ceilings.
- J. "Concealed" means hidden from sight in chases, furred spaces, shafts, hung ceilings, embedded in construction or in crawl spaces.
- K. "Exposed" means not installed underground or "concealed" as defined above.
- L. "Medium voltage" refers to all equipment operating above 600 volts AC.
- M. "Electrical Subcontractor" refers to the Subcontractor responsible for furnishing and installation of all work indicated on the Electrical drawings and in the Electrical specifications.

- N. "Architect" shall refer to the Architect "Francis, Cauffman, Foley, Hoffmann" and/or the Engineer "Bard, Rao + Athanas Consulting Engineers, LLC (BR+A)".
- O. "Owner" shall refer to the Owner "Mercy Health System" or his designated representative.
- P. "Construction Manager" shall refer to "Gilbane".
- Q. "Other Work Contractor" (O.W.C.) refers to the Contractor(s), or Subcontractor(s) performing work under other Sections of the Contract Documents.

1.8 THE SUBCONTRACTOR

- A. The Electrical Subcontractor shall visit the site of the proposed new facility and base his bids from his own site examinations and estimates. The Electrical Subcontractor shall not hold the Architect, Engineer, Owner or their agents or employees responsible for, or bound by, any schedule, estimate or of any plan thereof. The Electrical Subcontractor shall study the Contract Documents included under this Contract to determine exactly the extent of work provided under this Contract, as well as to ascertain the difficulty to be encountered in performing the work, in installing new equipment and systems and coordinating the work with the other Trades and existing building conditions.
- B. The Electrical Subcontractor shall faithfully execute his work according to the terms and conditions of the Contract and specifications, and shall take all responsibility for and bear all losses resulting to him in the execution of his work.
- C. The Electrical Subcontractor shall be responsible for the location and performance of work provided under his Contract as indicated on the Contract Documents. All parties employed directly or indirectly by the Electrical Subcontractor shall perform their work according to all the conditions as set forth in these specifications.
- D. The Electrical Subcontractor shall furnish all materials and do all work in accordance with these specifications, and any supplementary documents provided by the Architect. The work shall include everything shown on the drawings and/or required by the specifications as interpreted by the Architect, regardless of where such information is indicated in the Contract Documents (Architectural, HVAC, Plumbing, Fire Protection, etc.). Unless specifically indicated otherwise, all work and materials furnished and installed shall be new, unused and of the best quality and workmanship. The Electrical Subcontractor shall cooperate with the Architect so that no error or discrepancy in the Contract Documents shall cause defective materials to be used or poor workmanship to be performed.

1.9 COORDINATION OF WORK

- A. The Electrical Subcontractor shall compare his drawings and specifications with those of other Trades as well as the Architectural drawings and specifications, and report any discrepancies between them to the Architect and obtain from the Architect written instructions for changes necessary in the electrical work.

- B. Coordinate work with that of all other Trades affecting or affected by the work of this Section. Cooperate with such Trades to assure the steady progress of all work under the Contract.
- C. All work shall be installed in cooperation with other Trades installing interrelated work. Before installation, Electrical Subcontractor shall make proper provisions to avoid interferences in a manner approved by the Architect. All changes required in the work of the Electrical Subcontractor or that of any other trade caused by the Electrical Subcontractor's neglect, shall be made by him at his own expense, to the Architect's satisfaction.
- D. Locations of conduits, boxes distribution equipment, systems, etc. shall be adjusted to accommodate the work with interferences anticipated and encountered. The Electrical Subcontractor shall determine the exact routing and location of his systems prior to fabrication or installation of any system component. Accurate measurements and coordination drawings shall be completed to verify dimensions and characteristics of the various systems installations.
- E. Lines which pitch shall have the right-of-way over those which do not pitch. For example, steam piping shall normally have the right-of-way. Lines whose elevations cannot be changed shall have the right-of-way over lines whose elevations can be changed.
- F. Offsets, transitions and changes of direction in all systems shall be made as required to maintain proper headroom and pitch of sloping lines whether or not indicated on the drawings. The Electrical Subcontractor shall provide elbows, conduit bends, "LB" fittings, offsets in busway, etc. as required for his work to effect these offsets, transitions and changes in direction.
- G. All work shall be installed in a way to permit removal (without damage to other parts) of pull and junction box covers, wiring, lighting fixtures, and all other system components provided under this Contract requiring periodic replacement or maintenance. All pull and junction boxes shall be arranged in a manner to clear the openings of swinging overhead access doors as well as ceiling tiles. All work shall be done to allow easy access for maintaining equipment. The Owner and Engineer will require proof via the preparation of large scale sections and part plans that pull and junction boxes, etc. are accessible after the work is completed. Any items in the field discovered to be in non-compliance shall be removed and relocated, as required, and as directed by the Architect.
- H. The Contract Drawings are diagrammatic only intending to show general runs and locations of conduits, distribution equipment, lighting fixtures, systems equipment, etc. and not necessarily showing all required offsets, details and accessories and equipment to be connected. All work shall be accurately laid out with other Trades to avoid conflicts and to obtain a neat and workmanlike installation which will afford maximum accessibility for operation, maintenance and headroom.
- I. Where discrepancies in scope of work as to what Trade provides items, such as starters, disconnects, flow switches, etc., exist, such conflicts shall be reported to the Architect during bidding and prior to signing of the Contract. If such action is not taken, the Electrical Subcontractor shall furnish such items as part of his work as necessary, for complete and operable systems and equipment, as determined by the Architect.

- J. The Electrical Subcontractor shall coordinate the installation of all equipment and any catwalks or service platforms provided.
- K. Where drawing details, plans, specification requirements and/or scheduled equipment capacities are in conflict and where feeders, branch circuits or equipment are shown to be different between plans and/or between plans and riser diagrams, details or specifications, the most stringent requirement will be included in the Contract. Electrical systems and equipment called for in the specification and/or shown on the drawings shall be provided under this Contract as if it were required by both the drawings and specifications. However, prior to ordering or installation of any portion of work which appears to be in conflict, such work shall be brought to Architect's attention for direction as to what is to be provided.
- L. Final location of all lighting fixtures, smoke detectors, exit signs, switches, receptacles, fire alarm devices, etc., shall be coordinated with the Architectural reflected ceiling plans, architectural elevations, and/or other Architectural details, as applicable and shall not be scaled from locations indicated on the electrical drawings. Obtain approval of locations of all devices from Architect in the field. The Owner/Architect reserves the right to relocate any receptacle, device, lighting fixture, etc. 10'-0" in any direction prior to installation at no additional cost to the Project.
- M. Autoclaves, fume hoods or other type equipment shown on the Electrical and/or Architectural drawings to be provided with services, shall be included under this Contract as applicable, including all conduit and wiring connections to systems, to make equipment complete and operable. Additional wiring, equipment, etc., shall be provided to accomplish the above requirement, as required, all as part of this Contract, at no extra cost to the Owner. This requirement necessitates that the Electrical Subcontractor review the Architectural drawings and the drawings of other Trades during bidding to ascertain the extent of all requirements, and interface between the Trades and scope of work.
- N. **The Electrical Subcontractor shall coordinate his work with other Trades' work so that all equipment and systems can be easily, safety and properly serviced and maintained. It is imperative that service personnel can safely access all equipment. Provide safety rails, steps, ladders, valve chains, handle extensions, etc. as required, in addition to the ones shown on the drawings, to ensure safe and easy access to all equipment is provided in a manner approved by the Architect.**
- O. The HVAC, ATC and Electrical Contractors Scope of Work shall be implemented in accordance with the following matrix:

Device	Furnished By	Installed By	Power Wiring	Control Interlock	Fire Alarm Wiring
Duct Smoke Detectors	Electric	HVAC	Electric	ATC	Electric
Smoke Dampers at AHUs	HVAC	HVAC	N/A	N/A	N/A
Smoke Damper Actuators at AHUs	HVAC	HVAC	N/A	ATC	N/A

Device	Furnished By	Installed By	Power Wiring	Control Interlock	Fire Alarm Wiring
Smoke "Control" Dampers (Floor)	HVAC	HVAC	N/A	N/A	N/A
Smoke "Control" Dampers (Floor) Actuators	HVAC	HVAC	ATC	ATC	N/A
Fire Dampers	HVAC	HVAC	N/A	N/A	N/A
Supply and Return Boxes	HVAC	HVAC	See Note (2)	ATC	N/A
Supply and Return Box Damper Actuators	ATC	HVAC	ATC	ATC	ATC
Box DDC Controller	ATC	HVAC	ATC	ATC	N/A
Box and Reheat Coil Valves	ATC	HVAC	N/A	ATC	N/A
Box and Reheat Coil Valve Actuators	ATC	ATC	N/A	ATC	N/A
Supply Reheat Coil	HVAC	HVAC	N/A	N/A	N/A
Sheet Metal Dampers	HVAC	HVAC	N/A	ATC	N/A
Sheet Metal Actuators	ATC	ATC	N/A	ATC	N/A
Flow Measuring Stations	ATC	HVAC	N/A	ATC	N/A
DDC Panels	ATC	ATC	Electric	ATC	ATC
Fuel Oil System	HVAC	HVAC	Electric	ATC	N/A
Control Valves	ATC	HVAC	ATC	ATC	N/A
Humidifiers	HVAC	HVAC	N/A	ATC	N/A
Humidifier Valve	HVAC	HVAC	N/A	ATC	N/A
Humidifier Airflow Switch	ATC	ATC	N/A	ATC	N/A
Variable Speed Drives	HVAC	HVAC	Electric	ATC	N/A

Notes:

1. "Electric" refers to the Electrical Subcontractor/Division 16; "HVAC" refers to the HVAC Contractor/Division 15; "ATC" refers to the ATC Subcontractor - Division 17.
2. The Electrical Contractor shall provide 120 volt power to junction boxes per floor. All 120 volt power and all low voltage wiring from the junction boxes to control panels and devices shall be provided by the ATC Subcontractor.

1.10 GIVING INFORMATION

- A. Electrical Subcontractor shall keep himself fully informed as to the shape, size and position of all openings required for his apparatus and shall give information to the General Contractor and other Subcontractors sufficiently in advance of the work so that all openings may be built in advance.

1.11 EQUIPMENT AND MATERIALS

- A. Equipment and materials shall be delivered to the site and stored in original sealed containers, suitably sheltered from the elements, but readily accessible for inspection by the Architect until installed. All items subject to moisture damage such as controls shall be stored in dry, heated spaces. Equipment such as switchgear with heater elements installed shall have the heater elements energized after the equipment is received by the Electrical Subcontractor.
- B. Equipment shall be tightly covered and protected against dirt, water, and chemical or mechanical injury and theft. At the completion of the work, equipment and materials shall be cleaned and polished thoroughly and turned over to the Owner in a condition satisfactory to the Architect. Damage or defects that develop before acceptance of the work shall be made good at the Electrical Subcontractor's expense.
- C. The Electrical Subcontractor shall make necessary field measurements to ascertain space requirements, for equipment and connections to be provided under his respective Trade and shall furnish and install such sizes and shapes of equipment to allow for the final installation to conform to the drawings and specifications.
- D. Manufacturer's directions shall be followed completely in the delivery, storage, protection and installation. Promptly notify the Architect in writing of any conflict between any requirements of the Contract Documents and the manufacturer's directions. Obtain the Architect's written instructions before proceeding with the work. Should Electrical Subcontractor perform any work that does not comply with the manufacturer's directions or written instructions from the Architect, he shall bear all costs arising in correcting any deficiencies that should arise.
- E. All equipment of one type (such as distribution equipment, cable, wiring devices, fire alarm system, etc.) shall be the products of one manufacturer.
- F. Equipment prepurchased by the General Contractor on behalf of the Owner or by the Owner himself, if assigned to the Electrical Subcontractor, shall be received, installed, tested, etc., as if the equipment was purchased by the Electrical Subcontractor. All guarantees, service contracts, etc., shall be the same as for all other equipment provided under this Contract.

1.12 USE OF PREMISES

- A. The Electrical Subcontractor shall confine all apparatus, storage of materials and construction to the limits as directed by the Architect and he shall not encumber the premises with his materials. The Electrical Subcontractor shall be held responsible for repairs, patching, or cleaning arising from any unauthorized use of premises.
- B. Notwithstanding any approvals or instructions which must be obtained by the Electrical Subcontractor from the Architect in connection with the use of the premises, the responsibility for the safe working conditions at the site shall remain that of the Electrical Subcontractor. The

Architect, Engineer or Owner shall not be deemed to have any responsibility or liability in connection with safe working conditions at the site.

1.13 PROTECTION

- A. Materials, conduit, lighting fixtures, switchgear, etc., shall be properly protected during construction and all conduit openings shall be temporarily closed so as to prevent obstruction and damage. Post notice prohibiting the use of all systems provided under the Electrical Contract, prior to completion of work and acceptance of all systems by the Owner except as otherwise, instructed by Architect. Take precautions to protect all materials furnished from damage and theft.
- B. The Electrical Subcontractor shall furnish, place and maintain proper safety guards for the prevention of accidents that might be caused by the workmanship, materials, equipment or electrical systems provided under his Contract.

1.14 DAMAGE TO OTHER WORK

- A. The Electrical Subcontractor shall be held responsible and shall pay for all damages caused by his work to the building structures, equipment, conduits, systems, etc., and all work and finishes installed under this Contract. Repair of such damage shall be done by the General Contractor at the expense of the Electrical Subcontractor, to the Architect's satisfaction.

1.15 CORRECTION OF WORK

- A. The Electrical Subcontractor shall promptly correct all work provided under his Contract and rejected by the Architect as defective or as failing to conform to the Contract Documents, whether observed before or after completion of work, and whether or not fabricated, installed or completed.

1.16 EXTRA WORK

- A. No claim for extra work will be allowed unless it is authorized by the Architect before commencement of the extra said work.

1.17 TOUCH-UP PAINTING

- A. All equipment and systems shall be thoroughly cleaned of rust, splatters and other foreign matter of discoloration leaving every part of all systems in an acceptable prime condition.

The Electrical Subcontractor for the work under his Contract shall refinish and restore to the original condition all equipment which have sustained damage to the manufacturer's prime and finish coats of paint and/or enamel during the course of construction, regardless of the source of damage.

1.18 PARTS LIST AND INSTRUCTIONS FOR OPERATION AND MAINTENANCE

- A. The Electrical Subcontractor shall thoroughly instruct the Owner, to the complete satisfaction of the Architect, in the proper operation of all systems and equipment provided by him. The Electrical Subcontractor shall make arrangements, via the Architect, as to whom the instructions are to be given in the operation of the basic and auxiliary systems and the period of time in which they are to be given. The Architect shall be completely satisfied that the Owner has been thoroughly and completely instructed in the proper operation of all systems and equipment before final payment is made. If the Architect determines that complete and thorough instructions have not been given by the Electrical Subcontractor to the Owner's representative, then the Electrical Subcontractor shall be directed by the Architect to provide whatever instructions are necessary until the intent of this specification has been complied with.
- B. Electrical Subcontractor shall submit to the Architect for approval, the required typed sets (see General Conditions and Division 1) bound neatly in loose-leaf binders, of all instructions for the installation, operation, emergency operation, start-up, care and maintenance of all equipment and systems (including instructions for the ordering and stocking of spare parts for all equipment installed under this Contract). The lists shall include part numbers and suggested supplier. Each set shall also include an itemized list of component parts that should be kept on hand and where such parts can be purchased.
- C. Information shall indicate possible problems with equipment and suggested corrective action. The manuals shall be indexed for each type of equipment. Each section shall be clearly divided from the other sections. A sub-index for each section shall also be provided. The methodology of setting-up the manuals shall be submitted to the Architect and Owner for review prior to final submission of manuals.
- D. The instructions shall contain information deemed necessary by the Architect and include but not limited to the following:
 - 1. Introduction
 - a. Explanation of Manual and its use.
 - b. Summary description of each Electrical system.
 - c. Purpose of each system.
 - 2. System
 - a. Detailed description of each system.
 - b. Illustrations, schematics, block diagrams, catalog cuts, and other exhibits.

3. Operations
 - a. Complete detailed, walk-through, with step-by-step, sequential description of all phases of operation for all portions of the systems, including start-up, shutdown, testing and adjusting. Include all posted instruction charts.
4. Maintenance
 - a. Parts list and part numbers.
 - b. Maintenance, and replacement charts and Electrical Subcontractor's recommendations for preventive maintenance.
 - c. Troubleshooting charts for systems and components.
 - d. Instructions for testing each type of part.
 - e. Recommended list of on-hand spare parts.
 - f. General or miscellaneous maintenance notes.
 - g. Provide an estimate of manhours and material costs to perform scheduled preventative maintenance.
5. Manufacturer's Literature
 - a. Complete listing for all parts with names, addresses and telephone numbers.
 - b. Care and operation.
 - c. All and only pertinent brochures, illustrations, drawings, cuts, bulletins, technical data, certified performance charts and other literature with the model actually furnished to be clearly and conspicuously identified.
 - d. Internal wiring diagrams and engineering data sheets for all items and/or equipment to be furnished.
 - e. Guarantee and warranty data.

1.19 MANUFACTURER'S REPRESENTATIVE

- A. The Electrical Subcontractor shall provide, at the appropriate time or as directed by Architect, the on-site services of a competent factory trained Engineer of the manufacturer of specific equipment, such as the distribution equipment, generator, fire alarm system, dimming system, etc., to inspect, test, adjust and place in proper operating condition any and all items of the same manufacturer. No additional compensation will be allowed for such services. A written report shall be issued by the particular manufacturer with his findings for the Architect's record.

1.20 COORDINATION DRAWINGS

- A. Before materials are purchased, fabricated or work is begun, each Subcontractor shall prepare and obtain approval of coordination drawings, and sections for all floors/areas, including buried system/services, (all-Trade-composite at 1/4" scale), showing the size and location of all equipment, in the manner described hereinunder General Requirements.

Architects review and approval of coordination drawings must be obtained prior to any fabrication or installation of any equipment or systems.

- B. The coordination drawings shall be generated from a computer CAD program compatible with AutoCAD Release 2005, in DWG or DXF format. The HVAC Subcontractor shall take the lead, supervise, and coordinate production of coordinated layout drawings, to show and coordinate all equipment. These drawings shall then be circulated to the Electrical Subcontractor so that he can indicate all his work as directed by the General Contractor and Architect and as required, to result in a fully coordinated installation.
- C. The Electrical Subcontractor shall indicate all electrical equipment and conduit provided by him or his Sub-subcontractors on the coordination drawings. This equipment and conduit shall include, but not be limited to, the following:
 - 1. All electrical distribution equipment, drawn to scale with clearance requirements. (Substations, switchboards, busway, transformers, panelboards, etc.)
 - 2. All motor control centers, drawn to scale with clearance requirements.
 - 3. Emergency generator and distribution equipment (generator, transfer switches, etc.).
 - 4. All switchboard and panelboard feeder conduits.
 - 5. All conduits for all systems over 2-1/2" in diameter.
 - 6. Conduit routing and rack locations for all conduits regardless of conduit size when more than 4 conduits are grouped in a rack.
 - 7. All pull and splice boxes over 8" in any direction.
 - 8. MC cable routing and rack locations for all MC cable when more than 4 runs are grouped in a rack.
 - 9. Lighting fixture housings and supports that interfere with other system and furnishings.
- D. All costs associated with all aspects of coordination drawings, regardless as to how long they take to produce and how many times they have to be redrawn, shall be borne by the Electrical Subcontractor.
- E. The Electrical Subcontractor shall issue to the HVAC Subcontractor, via diskette, a complete set of equipment installation layout documents in AutoCAD (latest Version) (DWG or DXF) format, for use in developing the required coordination drawings.
- F. The Electrical Subcontractor shall be responsible for coordinating the Electrical AutoCAD coordination drawings, including, but not limited to, the drawing lists, layering system, producing copies of the drawings for the Architect as directed, etc.

1.21 RECORD DRAWINGS/AS-BUILT DRAWINGS

- A. The Electrical Subcontractor shall maintain current at the site a set of his drawings on which he shall accurately show the actual installation of all work provided under his Contract indicating hereon any variation from the Contract Drawings, in accordance with the General Conditions and Division 1.

Changes, whether resulting from formal change orders or other instructions issued by the Architect, shall be recorded. Include changes in sizes, location, and dimensions of conduit, switchgear, lighting fixtures, fire alarm equipment, wiring devices, etc.

- B. The Electrical Subcontractor shall indicate progress by coloring-in various conduits, equipment and associated appurtenances exactly as they are erected. This process shall incorporate both the changes noted above and all other deviations from the original drawings whether resulting from job conditions encountered or from any other causes.
- C. The marked-up and colored-up prints will be used as a guide for determining the progress of the work installed. They shall be inspected periodically by the Architect and Owner and they shall be corrected immediately if found either inaccurate or incomplete. This procedure is mandatory.
- D. At the completion of the job, these prints shall be submitted to the General Contractor and then to the Architect for final review and comment. The prints will be returned with appropriate comments and recommendations. These corrected prints, together with corrected prints indicating all the revisions, additions and deletions of work, shall form the basis for preparing a set of As-built Record Drawings.
- E. The Subcontractor shall be responsible for generating as-built Record Drawings utilizing CAD based documents in AutoCAD (latest version). Two (2) bound sets of plans, as well as the computer files, on disk, shall be turned over to the Architect for review. After acceptance of the as-built documents by the Architect, the Electrical Subcontractor shall make any corrections necessary to the as-built documents and prepare one reproducible set of drawings as well as bound blueprint set(s) (quantity as determined by the Architect) for distribution to the Owner via the Architect.
- F. Included with the above shall be a complete drawing list and a standard layering system, which shall be required to be maintained within the as-built Record CAD documents.
- G. The Subcontractor shall be issued bulletins in the same manner as the original Design Documents described above.
- H. The as-built CAD documents required shall be in addition to other requirements stated elsewhere.

1.22 SUBMITTALS

- A. Prepare and submit shop drawings in accordance with the requirements hereinbefore specified, and with the Division 1 – Shop Drawings, Product Data and Samples Section in the manner described therein, modified as noted hereinafter.
- B. All shop drawings shall have clearly marked the appropriate specification number of drawing designation, for identification of the submittal.

- C. Disposition of shop drawings shall not relieve the Electrical Subcontractor from the responsibility for deviations from drawing or specifications, unless he has submitted in writing a letter itemizing or calling attention to such deviations at time of submission and secured written approval from the Engineer, nor shall such disposition of shop drawings relieve the Electrical Subcontractor from responsibility for errors in shop drawings or schedules.

PART 2 – PRODUCTS NOT USED

PART 3 - EXECUTION

3.1 COOPERATION AND WORK PROGRESS

- A. The Electrical work shall be carried on under the usual construction conditions, in conjunction with all other work at the site. The Electrical Subcontractor shall cooperate with the Architect, General Contractor, all other Subcontractors and equipment suppliers working at the site. The Electrical Subcontractor shall coordinate the work and proceed in a manner so as not to delay the progress of the project.
- B. The Electrical Subcontractor shall coordinate his work with the progress of the building and other Trades so that he will complete his work as soon as conditions permit and such that interruptions of the building functions will be at a minimum. Any overtime hours worked or additional costs incurred due to lack of or improper coordination with other Trades or the Owner by the Electrical Subcontractor, shall be assumed by him without any additional cost to the Owner.
- C. The Electrical Subcontractor shall furnish information on all equipment that is furnished under this Section but installed under another Section to the installing Subcontractor as specified herein.
- D. The Electrical Subcontractor shall provide all materials, equipment and workmanship to provide for adequate protection of all electrical equipment during the course of construction of the project. This shall also include protection from moisture and all foreign matter. The Electrical Subcontractor shall also be responsible for damage which he causes to the work of other Trades, and he shall remedy such injury at his own expense.
- E. Waste materials shall be removed promptly from the premises. All material and equipment stored on the premises shall be kept in a neat and orderly fashion. Material or equipment shall not be stored where exposed to the weather. The Electrical Subcontractor shall be responsible for the security, safekeeping and damages, including acts of vandalism, of all material and equipment stored at the job site.
- F. The Electrical Subcontractor shall be responsible for unloading all electrical equipment and materials delivered to the site. This shall also include all large and heavy items or equipment which require hoisting. Consult with the General Contractor for hoisting/crane requirements.

During construction of the building, the Electrical Subcontractor shall provide additional protection against moisture, dust accumulation and physical damage of the main service and distribution equipment. This shall include furnishing and installing temporary heaters within these units, as approved, to evaporate excessive moisture and ventilate it from the room, as may be required.

- G. It shall be the responsibility of the Electrical Subcontractor to coordinate the delivery of the electrical equipment to the project prior to the time installation of equipment will be required; but he shall also make sure such equipment is not delivered too far in advance of such required installation, to ensure that possible damage and deterioration of such equipment will not occur. Such equipment stored for an excessively long period of time (as determined in the opinion of the Architect) on the project site prior to installation may be subject to rejection by the Architect.
- H. The Electrical Subcontractor shall erect and maintain, at all times, necessary safeguards for the protection of life and property of the Owner, Workmen, Staff and the Public.
- I. Prior to installation, the Electrical Subcontractor has the responsibility to coordinate the exact mounting arrangement and location of electrical equipment to allow proper space requirements as indicated in the NEC. Particular attention shall be given in the field to group installations. If it is questionable that sufficient space, conflict with the work of other Subcontractors, architectural or structural obstructions will result in an arrangement which will prevent proper access, operation or maintenance of the indicated equipment, the Electrical Subcontractor shall immediately notify the Contractor and not proceed with this part of the Contract work until definite instructions have been given to him by the Architect.
- J. The Electrical Subcontractor shall not allow any equipment or piping foreign to the electrical installation to be installed or pass through any room in which electrical systems or equipment are located, such as electric rooms, electric closets, telephone or data closets. The Electrical Subcontractor shall notify the Contractor of such violations and request immediate removal.
- K. The Electrical Subcontractor shall obtain from the Plumbing and HVAC Subcontractors copies of all shop drawing prints showing the ductwork and piping installation as they will be put in place on the project. These drawings shall be thoroughly checked by the Electrical Subcontractor and the routing of all conduits and installation of all outlets and electrical equipment shall be coordinated with the ductwork and piping so as to prevent any installation conflict. Such coordination shall be done prior to roughing in conduits, outlets and electrical equipment.
- L. Location of all wall outlets shall be verified with the Architect prior to roughing in conduits. Refer to details and wall elevations on the Architectural drawings. Mounting heights indicated on these drawings and/or specific dimensional information given to the Electrical Subcontractor by the Architect shall take precedence over such information indicated on the Electrical drawings.

- M. Refer to all other drawings associated with this project. Any and all equipment which require an electrical supply circuit, switch, controls or connections, whether indicated on the Electrical drawings or not, shall be furnished and installed as directed by the Architect. Locations of lighting fixtures shall conform to the Architectural reflected ceiling plans.
- N. Refer to the Architectural drawings for areas in which the concrete slab is poured on grade. In these areas a waterproofing membrane will be installed on the grade fill or earth prior to pouring of slab. Electrical conduits shall be installed to avoid the necessity of penetrating this waterproofing membrane. Penetration of the membrane, if required, shall only be made when specifically allowed by the Architect, and shall be made only at locations directed by the Architect.

3.2 INSTALLATION

A. General

1. Unless specifically noted or indicated otherwise, all equipment and material specified in Division 16 of this specification or indicated on the drawings shall be installed under this Contract whether or not specifically itemized herein. This Section covers particular installation methods and requirements peculiar to certain items and classes or material and equipment.
2. The Electrical Subcontractor shall obtain detailed information from manufacturers of equipment as to proper methods of installation.
3. The Electrical Subcontractor shall obtain final roughing dimensions and other information as needed for complete installation of items furnished under other Sections or furnished by the Owner.
4. The Electrical Subcontractor shall keep fully informed of size, shape and position of openings required for material and equipment provided under this and other Sections. Ensure that openings required for work of this Section are coordinated with work of other Sections. Provide cutting and patching as necessary.
5. The Electrical Subcontractor shall coordinate the electric service installation with Central Main Power (CMP), Telephone Company, the City Building Department and the City Fire Department.
6. All miscellaneous hardware and support accessories, including support rods, nuts, bolts, screws and other such items, shall be of a galvanized or cadmium plated finish or of another approved rust-inhibiting coating.
7. Throughout this Section where reference is made to steel channel supports, it shall be understood to mean that the minimum size shall be 1 5/8" mild strip steel with minimum wall thickness of 0.105", similar to Unistrut P1000 or equal products manufactured by Kindorf or Husky Products Co. Where reference to channel supports is made under "Lighting Fixtures" paragraph of this Section, the maximum length of span shall be 10'-0". If longer spans are required, the size and wall thickness of the steel channel support shall be as specifically approved by the Engineer.

3.3 MATERIALS AND WORKMANSHIP

- A. All materials and equipment shall be new and unused and shall meet requirements of the latest Standards of NEMA, UL, IPCEA, ANSI and IEEE. Equipment shall have components required or recommended by OSHA, applicable NFPA documents and shall be UL listed and labeled.
- B. Despite references in the specifications or on the drawings to materials or pieces of equipment by name, make or catalog number, such references shall be interpreted as establishing standards of quality for materials and performance.
- C. Finish of materials, components and equipment shall not be less than Industry good practice. When material or equipment is visible or subject to corrosive or atmospheric conditions, the finish shall be as approved by the Architect.
- D. Provide proper access to material or equipment that requires inspection, replacement, repair or service. If proper access cannot be provided, confer with the Architect as to the best method of approach to minimize effects of reduced access.
- E. All work shall be installed in a neat and workmanlike manner and shall be done in accordance with all Local and State Codes.
- F. The Owner will not be responsible for material, equipment or the installation of same before testing and acceptance.

3.4 CLEANING

- A. This Section of the specifications shall include the cleaning of all equipment on a day-to-day basis and final cleaning of all electrical equipment prior to turning building over to the Owner. All necessary cleaning referred to herein shall be cleaned to the satisfaction of the Architect.
- B. Electrical Distribution Equipment
 - 1. All electrical distribution equipment shall be completely cleaned and dried inside and out prior to initial energizing.
 - 2. Cleaning shall consist of vacuuming all busses, windings, enclosures (inside and out), etc. After vacuuming is complete, all equipment shall be wiped down. If equipment is wet or contains moisture, it shall be thoroughly dried and inspected by the manufacturer's representative before energizing.
- C. Raceways and Junction Boxes
 - 1. All raceways and junction boxes shall be blown out and dried prior to installation of feeder conductors and branch circuit conductors.

D. Low Tension Systems

1. All cabinets and panels for low tension systems shall be thoroughly cleaned and dried prior to system start-up.

E. Electric, Generator and Telephone Rooms

1. Upon completion of cleaning electrical equipment as described in Paragraph B. above, but before energizing equipment, the entire room shall be swept clean and material storage and garbage shall be removed from the room. At this time, equipment may be energized.
2. Once equipment and room are cleaned and energized, the area shall remain clean and doors shall remain closed and locked until completion of job. Electric rooms shall not be used to store material after equipment is energized. If rooms and equipment are subject to dust and moisture after energizing equipment, the equipment shall be de-energized and recleaned to the same specifications.

F. Final Cleaning

1. All lighting fixtures, devices, device plates, etc., shall be cleaned and left in "like new" condition to the satisfaction of the Architect, prior to occupancy.
2. All rubbish and discarded materials shall be disposed of and removed from the site on a day-to-day basis.
3. All equipment, whether part of the Electrical Subcontractor's Contract or not, which must be cleaned due to the Electrical Subcontractor's work, shall be cleaned by the Electrical Subcontractor to the satisfaction of the Architect.

3.5 FINAL INSPECTION

- A. When all Electrical work on the project has been completed and is ready for final inspection, such an inspection shall be made. At this time, and in addition to all other requirements in the Contract Documents, the Electrical Subcontractor, for the work under this Contract, shall demonstrate that the requirements of these specifications have been met to the Architect's satisfaction.

END OF SECTION