

**SPECIFICATIONS FOR INSTALLATION OF LOCHINVAR CREST CONDENSING BOILER FBN1251 or SIMILAR SYSTEM FOR THE MANCHESTER RECREATION COMPLEX**

Requested bidders, please provide a "TURNKEY PRICE" for the DEMOLISHING and REPLACEMENT of the Bryan Boiler.

1. **ALL BIDDERS ARE REQUIRED TO DO A SITE EVALUATION AT 557 NORTH WOODLAND STREET AND MEET WITH THE OWNER PRIOR TO SUBMITTING A BID.**
2. **BIDS ARE DUE ON TUESDAY, JANUARY 17, 2017 AT 10:00AM. THEY MUST BE SEALED WITH CONTRACTORS NAME, LICENSE NUMBER ON THE OUTSIDE. IF MAILED OR DELIVERED THEY MUST BE RECEIVED BEFORE THE BID DEADLINE. THEY CAN BE MAILED OR DELIVERED TO BRIDGET ANDERSON, FINANCE DIRECTOR CITY OF MANCHESTER, 200 WEST FORT STREET MANCHESTER TENNESSEE. ALL QUESTIONS REGARDING THE BID MAY BE ADDRESSED TO BONNIE GAMBLE, DIRECTOR PARKS AND RECREATION, [BGAMBLE@CITYOFMANCHESTERTN.COM](mailto:BGAMBLE@CITYOFMANCHESTERTN.COM) OR 931-728-0273**
4. Owner reserves right to accept or reject any or all Bids, reject a Bid not accompanied by a required Bid Security or by other data required by Bidding Documents, reject a Bid which is in any way incomplete, illegible, unsigned, improperly signed or sealed, obscure, or reject a Bid which contains arithmetical errors, erasures, alterations, or irregularities of any kind.

Bids received after scheduled opening time will be returned to Bidder unopened.

5. Bidders must submit a reference list of a minimum of five commercial HVAC dehumidification installs for commercial indoor pools and that they have been in the HVAC commercial installation business for at least 10 years.

**BASE BID**

- I. **DEMOLISH or remove existing Bryan Boiler and replace with a Lochinvar Crest Condensing Boiler model number FBN 1251, OR COMPARABLE SYSTEM**
2. **Installation Contractor is to provide design drawings as necessary for a COMPLETE FUNCTIONING SYSTEM. ANY DRAWINGS MUST SHOW COMPLETE COORDINATION WITH PLANS OF MANUFACTURER.**
3. Installation Contractor is responsible for providing all electrical and mechanical work required to install and have it work in conjunction with other existing boilers.
4. Time Schedule of installation will be a factor in deciding bids as timely replacement is of great importance. Installation Contractor must submit with bid an installation schedule.

**SECTION 235216 – FIRE-TUBE CONDENSING BOILERS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

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

## 1.2 SUMMARY

- A. This Section includes packaged, factory-fabricated and -assembled, gas-fired, fire-tube condensing boilers, trim, and accessories for heating hot water.

## 1.3 SUBMITTALS

- A. Product Data: Include performance data, operating characteristics, furnished specialties, and accessories.
- B. Shop Drawings: For boilers, boiler trim, and accessories.
  - 1. Include plans, elevations, sections, details, and attachments to other work.
  - 2. Wiring Diagrams: Power, signal, and control wiring.
- C. Source quality-control test reports: Indicate and interpret test results for compliance with performance requirements before shipping.
- D. Field quality-control test reports: Indicate and interpret test results for compliance with performance requirements.
- E. Warranty: Standard warranty specified in this Section.

## 1.4 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For boilers to include in emergency, operation, and maintenance manuals.

## 1.5 QUALITY ASSURANCE

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- B. ASME Compliance: Fabricate and label boilers to comply with ASME Boiler and Pressure Vessel Code.
- C. ASHRAE/IESNA 90.1 Compliance: Boilers shall have minimum efficiency according to "Gas and Oil Fired Boilers - Minimum Efficiency Requirements."
- D. AHRI Compliance: Boilers shall be AHRI listed and must meet the minimum efficiency specified under AHRI BTS-2000 as defined by Department of Energy in 10 CFR Part 431.
- E. ANSI Compliance: Boilers shall be compliant with ANSI Z21.13 test standards for US and Canada.
- F. CSA Compliant: Boilers shall be compliant with CSA certification.

## 1.6 COORDINATION

- A. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified in Division 03.

## 1.7 WARRANTY

- A. Standard Warranty: Boilers shall include manufacturer's standard form in which manufacturer agrees to repair or replace components of boilers that fail in materials or workmanship within specified warranty period.

### 1. Warranty Period for Fire-Tube Condensing Boilers:

- a. Heat Exchanger, Pressure Vessel and Condensation Collection Basin shall carry a 10 year limited warranty against defects in materials or workmanship and failure due to thermal shock.
- b. All other components shall carry a one year warranty from date of boiler start up.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis-of-Design Product: Lochinvar Crest Boiler as specified on Drawings. All others must be submitted by Voluntary alternate.

### 2.2 CONSTRUCTION

- A. Description: Boiler shall be natural gas fired, fully condensing, and fire tube design. The boiler shall be factory-fabricated, factory-assembled, and factory-tested, fire-tube condensing boiler with heat exchanger sealed pressure tight, built on a steel base; including insulated jacket; flue-gas vent; combustion-air intake connections; water supply, return, and condensate drain connections; and controls.
- B. Heat Exchanger: The heater exchanger shall bear the ASME "H" stamp for 160 psi working pressure and shall be National Board listed. The heat exchanger shall be constructed of a fully welded 316L stainless steel and of fire tube design. Fire tube shall be of the Wave Fire Tube design and capable of transferring 30,000 to 40,000 Btu's per tube. The heat exchanger shall be designed for a single-pass water flow to limit the water side pressure drop. There shall be no banding material, bolts, gaskets or "O" rings in the heat exchanger design. Cast iron, aluminum, or condensing copper tube boilers will not be accepted.
- C. Condensate Collection Basin: Fully welded 316L stainless steel.
- D. Intake Filter and Dirty Filter Switch: Boiler shall include an intake air filter with a factory installed air pressure switch. The pressure switch will alert the end user on the screen of the boiler that the intake filter is dirty and needs to be changed.

- E. Pressure Vessel: The pressure vessel shall be in accordance with ASME Section IV pressure vessel code. The pressure vessel shall be designed for a single-pass water flow to limit the water side pressure drop. Pressure drop shall be no greater than 2.4 psi at 180 gpm. The pressure vessel shall contain a volume of water no less than:

Model	Water Content
FB 751	73 gallons
FB 1001	77 gallons
FB 1251	87 gallons
FB 1501	94 gallons
FB 1751	106 gallons
FB 2001	111 gallons
FB 2500	161 gallons
FB 3000	181 gallons
FB 3500	215 gallons
FB 4000	291 gallons
FB 5000	380 gallons
FB 6000	380 gallons

- F. Burner: Natural gas, forced draft single burner premix design with an upper and lower chamber supplied by individual combustion systems. The burner shall be high temperature stainless steel with a woven Fecralloy outer covering to provide modulating firing rates. The burner shall be capable of the stated gas train turndown without loss of combustion efficiency. The burner shall have an independent laboratory rating for Oxides of Nitrogen (NOx) to meet requirements of South Coast Air Quality Management District (SCAQMD) as compliant with Rule 1146.2 (FB1500-FB2000), San Diego Air Control Pollution District as compliant with Regulation 69.2.1 (FB1500-FB5000), Bay Area Quality Management District as compliant with Regulation 9 Rule 7 (FB1500-FB5000) and Texas Commission on Environmental Quality (FB1500-FB2000) as being compliant with Section 117.465.
- G. Blower: Boiler shall be equipped with a pulse width modulating blower system to precisely control the fuel/air mixture to provide modulating boiler firing rates for maximum efficiency. The burner firing sequence of operation shall include pre-purge, firing, modulation, and post-purge operation.
1. Motors: Comply with requirements specified in Division 23 Section "Common Motor Requirements for HVAC Equipment."
- H. Gas Train: The boiler shall be supplied with two gas valves designed with negative pressure regulation and shall be capable of the following minimum turndowns:

Model	Turndown	Minimum Input	Maximum Input
FB 751	15:1	50,000	750,000
FB 1001	20:1	50,000	1,000,000
FB 1251	20:1	62,500	1,250,000
FB 1501	25:1	60,000	1,500,000
FB 1751	25:1	70,000	1,750,000
FB 2001	25:1	80,000	2,000,000
FB 2500	20:1	125,000	2,500,000
FB 3000	20:1	150,000	3,000,000
FB 3500	18:1	194,444	3,500,000
FB 4000	12:1	333,333	4,000,000
FB 5000	10:1	500,000	5,000,000
FB 6000	10:1	600,000	6,000,000

- I. Ignition: Spark ignition with 100 percent main-valve shutoff with electronic flame supervision.
- J. High Altitude: Boiler shall operate at altitudes up to 4,500 feet above sea level without additional parts or adjustments. High altitude operation shall be certified at a minimum of 4,500 feet above sea level by a third party organization. High altitude boilers shall be certified to 3,000 to 12,000 feet above sea level. The boilers shall carry a CSA certification for high altitude operation up to 12,000 feet.
- K. Casing:
1. Jacket: Heavy gauge primed and painted steel jacket with snap-in closures.
  2. Control Compartment Enclosures: NEMA 250, Type 1A.
  3. Insulation: Minimum ½ inch thick, mineral fiber insulation surrounding the heat exchanger.
  4. Combustion-Air Connections: Inlet and vent duct collars.
- L. Characteristics and Capacities:
1. Heating Medium: Hot water.
  2. Design Water Pressure Rating: 160 psi working pressure.
  3. Safety Relief Valve Setting: 50 psig
  4. Minimum Water Flow Rate:

Model	Minimum Flow
FB 751	18 gpm
FB 1001	18 gpm
FB 1251	18 gpm
FB 1501	25 gpm
FB 1751	25 gpm
FB 2001	25 gpm
FB 2500	25 gpm
FB 3000	25 gpm
FB 3500	45 gpm
FB 4000	45 gpm
FB 5000	50 gpm
FB 6000	60 gpm

### 2.3 TRIM

- A. Safety Relief Valve:
  - 1. Size and Capacity: 50 lb.
  - 2. Description: Fully enclosed steel spring with adjustable pressure range and positive shutoff; factory set and sealed.
- B. Pressure Gage: Minimum 3-1/2 inch diameter. Gage shall have normal operating pressure about 50 percent of full range.
- C. Drain Valves: Minimum NPS 3/4 or nozzle size with hose-end connection.
- D. Condensate Neutralization Kit: Factory supplied condensate trap with condensate trip sensor, high capacity condensate receiver prefilled with appropriate medium.

### 2.4 CONTROLS

- A. Refer to Division 23 Section "Instrumentation and Control for HVAC."
- B. Boiler controls shall feature a standard, factory installed 8" LCD screen display with the following standard features:
  - 1. Variable Speed Boiler Pump Control: Boiler may be programmed to send a 0-10V DC output signal to an ECM or VFD boiler pump to maintain a designed

temperature rise across the heat exchanger. The boiler shall be able to operate in this mode with a minimum temperature rise of 20 degrees F and a maximum temperature rise of 60 degrees F. Project specific temperature rise shall be       .

2. Password Security: Boiler shall have a different password security code for the User and the Installer to access adjustable parameters.
3. Outdoor air reset: Boiler shall calculate the set point using a field installed, factory supplied outdoor sensor and an adjustable reset curve.
4. Pump exercise: Boiler shall energize any pump it controls for an adjustable time if the associated pump has been off for a time period of 24 hours.
5. Ramp delay: Boiler may be programmed to limit the firing rate based on six limits steps and six time intervals.
6. Boost function: Boiler may be programmed to automatically increase the set point a fixed number of degrees (adjustable by installer) if the setpoint has been continuously active for a set period of time (time adjustable by installer). This process will continue until the space heating demand ends.
7. Domestic hot water priority: Boiler shall make the domestic hot water call for heat a priority over any space heating call and adjust the boiler setpoint to the domestic hot water boiler setpoint.
8. Domestic hot water modulation limiting: Boiler may be programmed to limit the maximum domestic hot water firing rate to match the input rating of the indirect tank coil.
9. Domestic hot water night setback: Boiler may be programmed to reduce the domestic hot water tank set point during a certain time of the day.
10. PC port connection: Boiler shall have a PC port allowing the connection of PC boiler software.
11. Time clock: Boiler shall have an internal time clock with the ability to time and date stamp lock-out codes and maintain records of runtime.
12. Service reminder: Boiler shall have the ability to display a yellow colored service notification screen based upon months of installation, hours of operation, and number of boiler cycles. All notifications are adjustable by the installer.
13. Three pump control: Boiler shall have the ability to control the boiler pump, system pump and the domestic hot water pump.
14. Anti-cycling control: Boiler shall have the ability to set a time delay after a heating demand is satisfied allowing the boiler to block a new call for heat. The boiler will display an anti-cycling blocking on the screen until the time has elapsed or the water temperature drops below the anti-cycling differential parameter. The anti-cycling control parameter is adjustable by the installer.
15. Night setback: Boiler may be programmed to reduce the space heating temperature set point during a certain time of the day.
16. Freeze protection: Boiler shall turn on the boiler and system pumps when the boiler water temperature falls below 45 degrees. When the boiler water

temperature falls below 37 degrees the boiler will automatically turn on. Boiler and pumps will turn off when the boiler water temperature rises above 43 degrees.

17. Isolation valve control: Boiler shall have the ability to control a 2-way motorized control valve. Boiler shall also be able to force a fixed number of valves to always be energized regardless of the number of boilers that are firing.
18. BMS integration with 0-10V DC input: The Control shall allow an option to Enable and control set point temperature or control firing rate by sending the boiler a 0-10V input signal.
19. Data logging: Boiler shall have non-volatile data logging memory including last 10 lockouts, hours running and ignition attempts and should be able to view on boiler screen.

C. The boiler shall have a built in Cascade controller to sequence and rotate lead boiler to ensure equal runtime while maintaining modulation of up to 8 boilers of different btu inputs without utilization of an external controller. The factory installed, internal cascade controller shall include:

1. Lead lag:
2. Efficiency optimization: The Control module shall allow multiple boilers to fire at minimum firing rate in lieu of Lead/Lag.
3. Front end loading:
4. Rotation of lead boiler: The Control module shall change the lead boiler every hour for the first 24 hours after initializing the Cascade. Following that, the leader will be changed once every 24 hours.

D. Boiler operating controls shall include the following devices and features:

1. Set-Point Adjust: Set points shall be adjustable.
2. Operating Pressure Control: Factory wired and mounted to cycle burner.
3. Sequence of Operation: Factory installed controller to modulate burner firing rate to maintain system water temperature in response to call for heat.
4. Sequence of Operation: Electric, factory-fabricated and factory-installed panel to control burner firing rate to reset supply-water temperature inversely with outside-air temperature. At 10 deg F outside-air temperature, set supply-water temperature at 180 deg F; at 60 deg F outside-air temperature, set supply-water temperature at 140 deg F.

E. Burner Operating Controls: To maintain safe operating conditions, burner safety controls limit burner operation.

1. High Temperature Limit: Automatic and manual reset stops burner if operating conditions rise above maximum boiler design temperature. Limit switch to be manually reset on the control interface.
2. Low-Water Cutoff Switch: Electronic probe shall prevent burner operation on low water. Cutoff switch shall be manually reset on the control interface.



3. Blocked Inlet Safety Switch: Manual-reset pressure switch field mounted on boiler combustion-air inlet.
  4. High and Low Gas Pressure Switches: Pressure switches shall prevent burner operation on low or high gas pressure. Pressure switches to be manually reset on the control interface.
  5. Proof of Closure Valve (FB 6000 only): Proof of closure valve (POC) shall prevent the boiler from firing if the POC valve seat is detected open. Upon a call for heat, once the POC valve seat is proven to be closed, the pre-purge cycle will begin and the POC valve will begin to open.
  6. Blocked Drain Switch: Blocked drain switch shall prevent burner operation when tripped. Switch to be manually reset on the control interface.
  7. Low air pressure switch: Pressure switches shall prevent burner operation on low air pressure. Switch to be manually reset on the control interface.
  8. Audible Alarm: Factory mounted on control panel with silence switch; shall sound alarm for any lockout conditions.
- F. Building Automation System Interface: Factory installed Modbus gateway interface to enable building automation system to monitor, control, and display boiler status and alarms.

## 2.5 ELECTRICAL POWER

- A. Controllers, Electrical Devices, and Wiring: Electrical devices and connections are specified in Division 26 Sections.
- B. Single-Point Field Power Connection: Factory-installed and factory-wired switches, motor controllers, transformers, and other electrical devices necessary shall provide a single-point field power connection to boiler.
- C. Electrical Characteristics:
  1. See Drawings
  2. Voltage
    - a. 120V / 1PH - FBN751 through FBN3500
    - b. 208V / 3PH - FBN4000 & FBN6000.
  3. Frequency: 60 Hz
  4. Factory supplied 208V, 480V or 600V transformers are available for optional voltage.

## 2.6 VENTING

- A. Exhaust flue for the FB751 – FB 2001 must be Category IV approved PVC, CPVC, PP or stainless steel sealed vent material from one of the approved manufacturers listed in the Installation and Operation manual. Boilers exhaust vent length must be able to extend to 100 equivalent feet.

- B. Exhaust flue for the FB2500 – FB 6000 must be UL listed, Category IV approved stainless steel sealed vent material from one of the approved manufacturers listed in the Installation and Operation manual. Boilers exhaust vent length must be able to extend to 100 equivalent feet.
- C. Intake piping for all models must be of approved material as listed in the Installation and Operations manual. Boilers intake pipe length must be able to extend to 100 equivalent feet.
- D. Boiler venting and intake piping configuration shall be installed per one of the approved venting methods shown in the Installation and Operation manual.
- E. Boiler shall come standard with a flue sensor to monitor and display flue gas temperature on factory provided LCD display.
- F. Boilers using common venting must contact the factory for sizing.
- G. Refer to manufacturer's Installation and Operations manual for detailed venting instructions and approved manufacturers.

## 2.7 SOURCE QUALITY CONTROL

- A. Burner and Hydrostatic Test: Factory adjust burner to eliminate excess oxygen, carbon dioxide, oxides of nitrogen emissions, and carbon monoxide in flue gas and to achieve combustion efficiency; perform hydrostatic test.
- B. Test and inspect factory-assembled boilers, before shipping, according to ASME Boiler and Pressure Vessel Code.
- C. Allow Owner access to source quality-control testing of boilers. Notify Architect 14 days in advance of testing.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Before boiler installation, examine roughing-in for concrete equipment bases, anchor-bolt sizes and locations, and piping and electrical connections to verify actual locations, sizes, and other conditions affecting boiler performance, maintenance, and operations.
  - 1. Final boiler locations indicated on Drawings are approximate. Determine exact locations before roughing-in of piping and electrical connections.
- B. Examine mechanical spaces for suitable conditions where boilers will be installed.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 BOILER INSTALLATION

- A. Install equipment on 4" concrete housekeeping pad.
- B. Install gas-fired boilers according to NFPA 54.
- C. Assemble and install boiler trim.
- D. Install electrical devices furnished with boiler but not specified to be factory mounted.
- E. Install control wiring to field-mounted electrical devices.

### 3.3 CONNECTIONS

- A. Install boilers level on concrete bases. Concrete base is specified in Division 23 Section "Common Work Results for HVAC," and concrete materials and installation requirements are specified in Division 03.
- B. Install piping adjacent to boiler to allow service and maintenance.
- C. Install piping from equipment drain connection to nearest floor drain. Piping shall be at least full size of connection. Provide an isolation valve if required.
- D. Connect gas piping to boiler gas-train inlet with union. Piping shall be at least full size of equipment connection. Provide a reducer if required.
- E. Connect hot-water piping to supply and return boiler tapings with shutoff valve and union or flange at each connection.
- F. Install piping from safety relief valves to nearest floor drain.
- G. Boiler Venting:
  - 1. Install flue venting kit and combustion-air intake.
  - 2. Connect full size to boiler connections. Comply with requirements in Division 23 Section "Breechings, Chimneys, and Stacks."
- H. Ground equipment according to Division 26 Section "Grounding and Bonding for Electrical Systems."
- I. Connect wiring according to Division 26 Section "Low-Voltage Electrical Power Conductors and Cables."

### 3.4 FIELD QUALITY CONTROL

- A. Perform tests and inspections and prepare test reports.
  - 1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing.

- B. Tests and Inspections:
1. Perform installation and startup checks according to manufacturer's written instructions. Complete startup form included with Boiler and return to Manufacturer as described in the instructions.
  2. Leak Test: Hydrostatic test. Repair leaks and retest until no leaks exist.
  3. Operational Test: Start units to confirm proper motor rotation and unit operation. Adjust air-fuel ratio and combustion.
  4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
    - a. Check and adjust initial operating set points and high- and low-limit safety set points of fuel supply, water level and water temperature.
    - b. Set field-adjustable switches and circuit-breaker trip ranges as indicated.
- C. Occupancy Adjustments: When requested within 12 months of date of Substantial Completion, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to two visits to Project during other than normal occupancy hours for this purpose.
- D. Performance Tests:
1. Engage a factory-authorized service representative to inspect component assemblies and equipment installations, including connections, and to conduct performance testing.
  2. Boilers shall comply with performance requirements indicated, as determined by field performance tests. Adjust, modify, or replace equipment to comply.
  3. Perform field performance tests to determine capacity and efficiency of boilers.
  4. Repeat tests until results comply with requirements indicated.
  5. Provide analysis equipment required to determine performance.
  6. Provide temporary equipment and system modifications necessary to dissipate the heat produced during tests if building systems are not adequate.
  7. Notify Architect in advance of test dates.
  8. Perform a combustion analysis after installation and adjust gas valve per the Installation and Operations manual and note in startup report.
  9. Document test results in a report and submit to Architect.

### 3.5 DEMONSTRATION

- A. Engage a factory representative or a factory-authorized service representative for boiler startup and to train Owner's maintenance personnel to adjust, operate, and maintain boilers. Refer to Division 01 Section "Demonstration and Training."

END OF SECTION 235216