

Project:  
**HVAC REPLACEMENTS FOR  
COMMUNITY ROOM, SECTION 8 OFFICES,  
AND EXECUTIVE OFFICES AT  
NJ 39-3, RICHMOND TOWERS**  
Plainfield, New Jersey 07060

Architect:  
**S.D. Abramowitz - Architects**  
November 2021

# **DIVISIONS 15 & 16:**

## **TECHNICAL SPECIFICATIONS**



## **SECTION 15000**

### **MECHANICAL**

DIVISION 0-BIDDING & CONTRACT FORMS, AND DIVISION 1, GENERAL REQUIREMENTS, GOVERN THE WORK OF THIS SECTION

#### **PART 1 GENERAL**

##### **1.01. DESCRIPTION**

- A. General: Provide HVAC replacements, including material, labor, equipment, and services in accordance to the Construction Drawings and Specifications, and perform all operations required for a complete, safe, and proper execution of this work. Work generally includes, but is not necessarily limited to, the following:
1. Replace HVAC equipment for Community Room.
  2. Replace HVAC equipment for Section 8 Offices.
  3. Replace HVAC Roof-top Units for Executive Offices.
  4. Replace or install new HVAC related piping work and sealing all penetrations.
  5. Replace or install new HVAC related electrical work.
  6. Replace existing thermostats.
  7. Install new venting for gas fired duct heaters.
  8. Install new ductwork.
  9. Securely fasten all new HVAC equipment with new hangers.
  10. Refurbish rooftop dunnage as needed.
  11. Refurbish, repair, or replace concrete Mechanical Yard pads as needed.
- B. Work specifically includes the following:
1. Community Room:
    - a. Remove existing 10-ton split unit and replace with new 12.5-ton unit.
    - b. Tie existing ductwork into the new unit and furnish and install refrigerant line set as recommended by the manufacturer.
    - c. Furnish and Install new outside air duct through roof.
    - d. Furnish and install new gas fired duct heater. Run concentric duct through roof and ensure 10'-0" separation between it and all other outside air intake openings and operable windows. Run gas piping from nearest gas meter to the heater location.
    - e. Furnish and Install relief air opening in roof with backdraft damper.

2. Section 8 Offices:
    - a. Remove existing 7.5-ton split unit and replace with new 4-ton unit.
    - b. Tie existing ductwork into the new unit and furnish and install refrigerant line set as recommended by the manufacturer.
    - c. Connect to existing outside air duct.
    - d. Contractor to balance the diffusers to meet the specifications shown on the drawings.
  3. Executive Office Offices:
    - a. Remove existing 10-ton and 5-ton rooftop units and replace with new units.
    - b. Tie existing ductwork into the new unit.
    - c. Contractor to balance the diffusers to meet the specifications shown on the drawings.
  4. Piping:
    - a. Contractor to furnish and install new refrigerant line sets to connect condensing unit and air handler together.
- C. As specified on Sheets M-1.0 thru M-6.0 of the Construction Drawings.
1. All applicable notes and details on the Construction Drawings shall form a part of the scope of work of this Section.
  2. All parts not fully shown on the Drawings, but obviously continuous or repetitious of parts fully shown, shall be executed to correspond with the parts fully shown.

END OF SECTION

## **SECTION 16000**

### **ELECTRICAL**

DIVISION 0-BIDDING & CONTRACT FORMS, AND DIVISION 1, GENERAL REQUIREMENTS, GOVERN THE WORK OF THIS SECTION

#### **PART 1 GENERAL**

- A. General: Provide electrical work related to the HVAC replacements, including material, labor, equipment, and services in accordance to the Construction Drawings and Specifications, and perform all operations required for a complete, safe, and proper execution of this work. Work includes, but is not necessarily limited to, the following:
1. Section 8 Offices:
    - a. Remove wiring from existing 7.5-ton split unit and replace with new 4-ton unit. Reduce breaker size to reflect new MOCP.
    - b. Replace fuses as required to satisfy new MOCP.
    - c. Contractor shall furnish and install new conduit, wiring and all components necessary to provide a complete and operable system.
    - d. Wire controls for this unit to new Trane single point operation.
  2. Executive Office Offices:
    - a. Remove existing 10-ton and 5-ton rooftop units and replace with new units.
    - b. Replace wiring and circuit breakers and disconnects where the existing cannot be reused.
    - c. Contractor shall furnish and install new conduit, wiring and all components necessary to provide a complete and operable system.
    - d. Wire controls for this unit to new Trane single point operation.
  3. Community Room:
    - a. Remove existing 10-ton split unit and replace with new 12.5-ton unit.
    - b. Wire both air handler and condensing unit with new conduit, wire and disconnect switches.
    - c. Contractor shall furnish and install new conduit, wiring and all components necessary to provide a complete and operable system.

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- d. Wire controls for this unit to new Trane single point operation.
- e. Remove and safe off existing wiring to 97 kW electric duct heater.
- d. Furnish and install new conduit and wiring for new gas fired duct heater.
- B. All parts not fully shown on the Drawings, but obviously continuous or repetitious of parts fully shown, shall be executed to correspond with the parts fully shown.
- C. As specified on Sheets M-1.0 thru M-6.0 of the Construction Drawings.
  - 1. All applicable notes and details on the Construction Drawings shall form a part of the scope of work of this Section.
  - 2. All parts not fully shown on the Drawings, but obviously continuous or repetitious of parts fully shown, shall be executed to correspond with the parts fully shown.

END OF SECTION