

Bulletin

Tenant Fan Coil Units

(3/11/2010)

This bulletin is to advise you of the fees and responsibilities associated with the tenant's temperature controls.

Tenant Responsibility:

1. Unit power is by tenant. Tenant to provide permanent power prior to Roth Bros. commissioning.
 - a. A power whip (wires enclosed in some form of flexible protection) from the units disconnect or a dedicated circuit from the tenants breaker panel must be in place prior to installation.
2. Tenant shall provide a 2" x 4" junction box mounted vertical with conduit stubbed to ceiling space for each temperature sensor (installed by division 16). **The location of this box must be the same as the location indicated of the final approved construction drawings. If relocation is necessary then this must be approved by the landlord and a change order issued by the tenant before the sensor will be moved.**
3. Tenant shall have ceiling, walls, ductwork and electrical equipment powered to HVAC equipment completed and ready for installation.
4. Tenant will manually open chilled water valves 100% before performing final system flushing.
5. CA/Tenant shall provide 72 hour written notice by tenant's contractor to Roth Bros., Inc. when tenant space is ready for temperature controls installation.
6. Tenant shall provide the following information for equipment purchase:
 - a. Tenant name and space number
 - b. Number FCU units.
 - c. FCU Submittals for units to be installed
 - d. GPM per FCU
 - e. Estimated start time.
 - f. Estimated completion date.
 - g. General contractor name and phone number
 - h. Mechanical contractor name and phone number.
7. Fax copy of all completed items to Roth at 330-799-3369 or email to *JFitzgerald@rothbros.com*.
8. Submit complete payment to Roth Bros in order to initiate equipment order and schedule work. *Fax 330-799-3369 or email JFitzgerald@rothbros.com*.
9. A **check** is to be issued for the Total Price before Roth proceeds with parts order.
10. The payment must be in the form of a certified check or company check (no personal checks). Please send checks attention - *Laura Fonce*
11. All low voltage step-down transformers will be factory mounted and ordered by the tenant. A 75va transformer is required with terminations provided for EMS 24vac power.

Note: If Roth Bros. or their subcontractor responds to tenant's request for temperature control installation and the above requirements are not complete or requires partial installation of the control system or any problems are created by other contractors the applicable fees will be billed. See Appendix VI.

Roth Bros. Responsibility:

1. Provide Andover controller per unit.
2. Provide space temperature sensor per unit.
3. Provide Supply Air Temperature Sensor per unit.
4. Provide Mixed Air Temperature Sensor per unit.
5. Provide control transformer.
6. Provide all control cable.
7. Provide chilled water valve.
8. Provide return water temperature sensor for all tenants.
9. All programming.
10. System commissioning.
11. Provide as-built drawing.
12. Provide installation labor after Tenant Electrical and Mechanical Rough in.
See below Appendix I and V.
13. Tie-in of junction box to Landlord's system.

Simon Responsibility:

1. Facilitate work between tenant contractor and Roth Bros.

EXCLUSIONS:

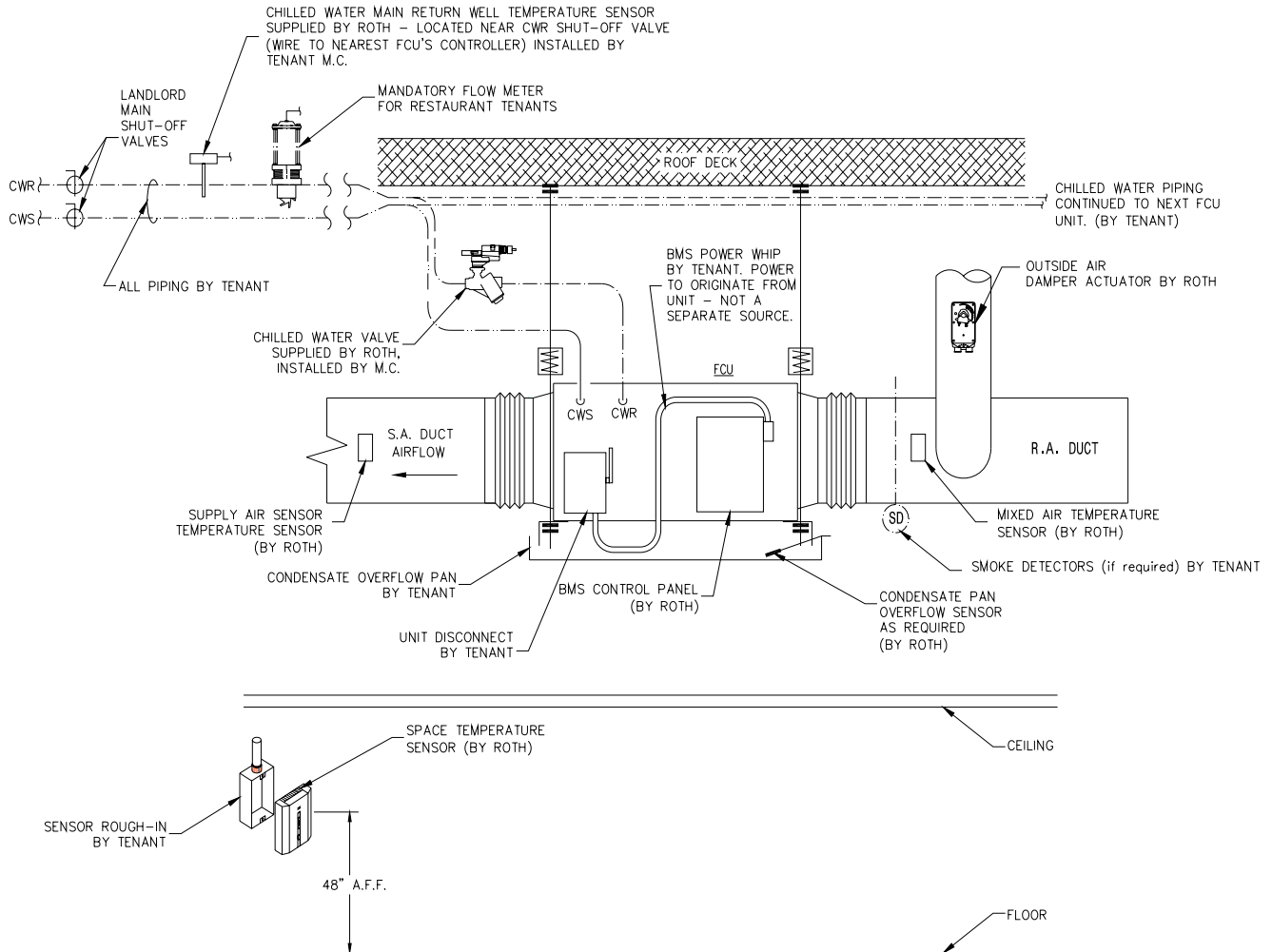
The following items are not included:

1. Fan Coil Unit supplied by owner
2. Smoke detectors or the installation and/or interlock wiring of smoke detectors
3. Fire Alarm tie-in
4. Installation of Fan Coil Unit
5. Air and water balance (by Simon contractor)
6. Disconnect/Starter for unit
7. After hours labor (All after hours labor will not commence until a signed purchase order has been sent to Roth Bros., Inc.)
8. Any scope deviations from the final bid set of Tenant Drawings provided to Roth by Tenant Architect or Engineers.

After Grand Opening or Partial Opening, additional fees will be applied.

Appendix I

Typical Unit Layout



See appendix V for installation and supplier responsibilities.

Note:

- NO circuit setters are needed for this project. All Valves are ordered to fit the size of coils and the GPM required for a 16 deg.f. delta.
- NO valves will be installed until the tenant has provided the CA with a system flush report.

Appendix II

EMS Equipment Specification and Cost Breakdown

Item	Note	Qty	Device	First Unit Cost	Cost Additional per FCU Unit
1	3	1	i2804/i2867 Fan Coil Andover controller	\$767/unit (i2804)	\$271/unit (i2867)
2	3	1	TTS-S Andover space sensor	\$14/unit	\$14/unit
3	3	1	TTS-Led-1 Andover Led Digital Display Sensor(Optional from TTS-S)	\$45/Unit	\$45/Unit
4	3	2	Discharge/Mixed Air Temp sensor	\$29/unit	\$29/unit
5	3	1	CHW Return Temp Sensor (1 st unit)	\$22/unit	n/a
6	3	1	Condensate Pan Overflow	\$20/unit	\$20/unit
8	1	1	Enclosure	\$72/unit	\$72/unit
9	1	3	Fan/Heat relays	\$55/unit	\$55/unit
10	2	100'	Infinet Communication Cable Model#D-73601-OR "Great Lakes Wire & Cable"	\$24/unit	\$24/unit
11	1	200'	Control Cable: 2 conductor, 18 awg, plenum, stranded	\$29/unit	\$29/unit
12	1	100'	Control Cable: 4 conductor, 18 awg, plenum, stranded	\$26/unit	\$26/unit
13	1		Installation labor	Per Mrkt Value	Per Mrkt Value
14	3		Control engineering labor	\$80/unit	\$65/unit
15	3		Commissioning labor	\$300/unit	\$150/unit
16	3		Programming labor	\$200/unit	\$80/unit
17	3		Panel Labor	\$51/unit	\$51/unit
18	3	1	Chilled water valve	See Appendix III	See Appendix III
19	3	1	Outside air damper actuator	\$106/unit	\$106/unit
20	1	12pt	Terminal strip communication	\$17/unit	\$17/unit
21	3	1	Fan Status CT	\$29/unit	\$29/unit

**If a retail space requires a BTU Meter, please refer to Appendix III.

Notes:

1. Tenant may purchase from other vendor.
2. If ininet communication cable is not purchased through Roth Bros., Inc., contractor must follow cable specification. Please have Roth Bros., approve cable prior to purchase.
3. Item supplied by Roth Bros., Inc. – No Exception

Roth contact information:

Roth Bros., Inc.

Jim Fitzgerald

3821 Crum Road

Youngstown, Ohio 44515

Toll Free: 800-872-7684

Office: 330-270-2526

Fax: 330-799-3369

Appendix III

Restaurant Flow Water Meter monitoring pricing

Item	Qty	Water Flow Monitoring Devices for Restaurants	Cost
2	1	Flow meter with transmitter	\$775
5	100'	Infinet Communication Cable Model#D-73601-OR "Great Lakes Wire & Cable"	\$25
6	100'	Control Cable: 2 conductor, 18 awg, plenum, stranded	\$20
7	100'	Control Cable: 4 conductor, 18 awg, plenum, stranded	\$20
8		Electrical and Mechanical Installation labor (not included)	\$250
9		Control engineering labor	\$80
10		Commissioning labor	\$195
11		Programming labor	\$130
12	12pt	Terminal strip communication	\$15
		Total (if purchased thru Roth)	\$1,510.00

Appendix IV

Valve Pricing Schedule

Model	GPM	Valve Size	Price
P2050B005	0.5	1/2"	\$293.00
P2050B010	1	1/2"	\$293.00
P2050B015	1.5	1/2"	\$306.00
P2050B020	2	1/2"	\$306.00
P2050B025	2.5	1/2"	\$306.00
P2050B030	3	1/2"	\$306.00
P2050B035	3.5	1/2"	\$306.00
P2050B040	4	1/2"	\$306.00
P2050B045	4.5	1/2"	\$306.00
P2050B050	5	1/2"	\$306.00
P2050B055	5.5	1/2"	\$306.00
P2075B060	6	3/4"	\$317.00
P2075B065	6.5	3/4"	\$317.00
P2075B070	7	3/4"	\$317.00
P2075B075	7.5	3/4"	\$317.00
P2075B080	8	3/4"	\$317.00
P2075B085	8.5	3/4"	\$317.00
P2075B090	9	3/4"	\$317.00
P2075B095	9.5	3/4"	\$317.00
P2075B100	10	3/4"	\$317.00
PICCV-25-011-PT LRX24-MFT	11	1"	\$360.00
PICCV-25-012-PT LRX24-MFT	12	1"	\$360.00
PICCV-25-013-PT LRX24-MFT	13	1"	\$360.00
PICCV-25-014-PT LRX24-MFT	14	1"	\$360.00
PICCV-25-015-PT LRX24-MFT	15	1"	\$360.00
PICCV-25-016-PT LRX24-MFT	16	1"	\$360.00
PICCV-25-017-PT LRX24-MFT	17	1"	\$360.00
PICCV-25-018-PT LRX24-MFT	18	1"	\$360.00
PICCV-25-019-PT LRX24-MFT	19	1"	\$360.00
PICCV-32-018-PT ARX24-MFT	18	1-1/4"	\$660.00
PICCV-32-019-PT ARX24-MFT	19	1-1/4"	\$660.00
PICCV-32-020-PT ARX24-MFT	20	1-1/4"	\$660.00
PICCV-32-021-PT ARX24-MFT	21	1-1/4"	\$660.00
PICCV-32-022-PT ARX24-MFT	22	1-1/4"	\$660.00
PICCV-32-023-PT ARX24-MFT	23	1-1/4"	\$660.00
PICCV-32-024-PT ARX24-MFT	24	1-1/4"	\$660.00
PICCV-32-025-PT ARX24-MFT	25	1-1/4"	\$660.00
PICCV-32-026-PT ARX24-MFT	26	1-1/4"	\$660.00

Appendix IV (cont.)

Valve Pricing Schedule

Model	GPM	Valve Size	Price
PICCV-40-026-PT ARX24-MFT	26	1-½"	\$707.00
PICCV-40-027-PT ARX24-MFT	27	1-½"	\$707.00
PICCV-40-028-PT ARX24-MFT	28	1-½"	\$707.00
PICCV-40-029-PT ARX24-MFT	29	1-½"	\$707.00
PICCV-40-030-PT ARX24-MFT	30	1-½"	\$707.00
PICCV-40-031-PT ARX24-MFT	31	1-½"	\$707.00
PICCV-40-032-PT ARX24-MFT	32	1-½"	\$707.00
PICCV-40-033-PT ARX24-MFT	33	1-½"	\$707.00
PICCV-50-033-PT ARX24-MFT	33	2"	\$797.00
PICCV-50-034-PT ARX24-MFT	34	2"	\$797.00
PICCV-50-035-PT ARX24-MFT	35	2"	\$797.00
PICCV-50-036-PT ARX24-MFT	36	2"	\$797.00
PICCV-50-037-PT ARX24-MFT	37	2"	\$797.00
PICCV-50-038-PT ARX24-MFT	38	2"	\$797.00
PICCV-50-039-PT ARX24-MFT	39	2"	\$797.00
PICCV-50-040-PT ARX24-MFT	40	2"	\$797.00
PICCV-50-044-PT ARX24-MFT	44	2"	\$2,104.00
PICCV-50-048-PT ARX24-MFT	48	2"	\$2,104.00
PICCV-50-052-PT ARX24-MFT	52	2"	\$2,104.00
PICCV-50-056-PT ARX24-MFT	56	2"	\$2,104.00
PICCV-50-060-PT ARX24-MFT	60	2"	\$2,104.00
PICCV-50-065-PT ARX24-MFT	65	2"	\$2,104.00
PICCV-50-070-PT ARX24-MFT	70	2"	\$2,104.00
PICCV-50-075-PT ARX24-MFT	75	2"	\$2,104.00
PICCV-50-080-PT ARX24-MFT	80	2"	\$2,104.00
PICCV-50-090-PT ARX24-MFT	90	2"	\$2,104.00
PICCV-50-100-PT ARX24-MFT	100	2"	\$2,104.00

Appendix V

Responsibility Matrix

Task Description	Tenant Mech. Furnish	Tenant Mech. Install	Roth DDC Furnish	Roth Elec. DDC Install	Tenant Elect. Furnish	Tenant Elect. Install
HVAC Controls						
Hardware (Control Panels)			x	x		
PCIV 2 way CHW Control Valve		x	x			
Conduits and back box for T-Stat/Sensor					x	x
BAS Communication cabling			x	x		
120v/240v/277v/480v to Control Panel					x	x
AHUs	x	x				
Duct Heater	x	x	x	x		
Minimum OA Damper provided	x	x				
All Other Control Dampers or VAV/FPB's	x	x	x			
Control Valves		x	x			
Starters and or Contactors	x			x		
Test and Balance	x					
Terminal Boxes VAV / FPB	x	x				
DDC Controller			x	x		
Flow Transmitter			x	x		
Flow Cross	x	x				
120v/240v/277v/480v to Control Panel	x	x				
Conduits and back box for T-Stat/Sensor			x	x		
Test and Balance						
Fan Coil Units	x	x				
Conduits and back box for T-Stat/Sensor	x	x				
120v/240v/277v/480v to Control Panel					x	x
CHW Control Valves	x	x				
Test and Balance						
Fire Alarm System / Smoke Detectors						
Hardware - Smoke Duct Detectors	x	x				
Addressable equipment shut down relays					x	x
Power / Shutdown Cabling					x	x
Remote Reset	x					x
Commissioning	x	x	x	x	x	x

Appendix VI

Potential construction change order items

Description of problem	Cost/event
Transformer replaced due to Tenant improper Power Wiring	\$140.00
Replace Andover Microprocessors Controllers	\$350.00
Rewire units contactors	\$75.00
Rewire Unit Factory Controls due to Tenant altering	\$75.00
Remobilization to site after the Initial Installation Checkout *	\$500.00
Replace the Rewired Damage Cabling (Comm or other)	\$90.00
Rework Factory Mounted Dampers not to Simon Spec	\$65.00
Power Control Box (Item #1 Bulletin #2 of Simon TC Doc.)	\$125.00
Adding Space Sensor if initial rough in was not performed	\$90.00
Premium Labor	\$87.00
Lift charge if not provided by Tenant G.C.	\$125.00

* Not a per unit charge See Change Order below.

General Contractor - _____

Representative - _____

Mechanical Contractor - _____

Representative - _____

Electrical Contractor - _____

Representative - _____