
FACILITIES STANDARD

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NAME: Central Monitoring and Alarm Standard
NUMBER: 15953

ORIGINAL DATE: 12-18-98
REVISION DATE: 11-04-99

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PURPOSE:

1. The general purpose of each Facilities Standard is to provide minimal criteria for construction materials at University facilities regarding code compliance, warranty, approved products, execution and uniformity.
2. To protect the health and safety of patients, visitors, students, faculty and staff, in addition to protecting non-project UAB property, all construction must be in accordance with: NFPA 241 safeguarding construction, alteration and demolition operations; Standard Building Code, Chapter 33, regarding site work, demolition and construction; NFPA 101 Life Safety Code.
3. Construction safety is the responsibility of the contractor in accordance with the regulations and codes of the agency having jurisdiction, and according to the guidelines adapted by OSHA.
4. The **Central Monitoring and Alarm Standard Facilities Standard** establishes a series of guidelines for specifying this particular item on any construction project at the University. ***This Facilities Standard is not to be regarded as a specification.***

GENERAL:

1. After the General Contractor reports that the system is ready for acceptance with a Notification of System Readiness (NOSR), the University may employ an Acceptance Testing Contractor to test the system for compliance with the contract drawings. In general, the Acceptance Contractor will spot check the Central Monitoring and Alarm connections to assure that the original control work has been properly performed and correctly reports alarm and status update conditions for all equipment. Refer to Type I and Type II Control Systems, UAB Facilities Standards 15950 and 15951.
2. The **Central Monitoring and Alarm** contractor employed by the General Contractor and the Acceptance Contractor (if applicable) employed by the University shall both complete their work and the results shall be in substantial agreement that the systems are complete and ready for UAB to accept the building before the General Contractor shall request the Final Inspection.

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2. Connection to the **Central Monitoring and Alarm** is a required service. This cost shall be included in the bid amount and shall include as a minimum the following:
 - Site license of network product (should UAB not have this prior).
 - Minimum of ten (10) Client Access Licenses (C.A.L.) capable of expansion with a line item cost for all 10 C.A.L.'s (should UAB not have this prior).
 - Future software upgrades to system shall be furnished at a CPI adjusted rate of the initial C.A.L. (The initial cost of the C.A.L. shall be furnished at the time the front end servers are purchased by UAB.)
 - All product upgrades and/or revisions shall be backward compatible with existing hardware and field devices.
 - Software alarms shall be capable of being dispatched via the following: 1) SMTP compatible e-mail; 2) Digital/Alpha paging; and 3) Remote printing using an NT platform.
 - Network structure shall be Windows NT platform; TCP/IP; 802.3 and 10/100 NIC compatible. All network connections to the UAB LAN, and wiring are responsible of the RFP submitter.
 - Software shall have the capability of web based reporting via HTM or HTML.
 - GUI (Geographic User Interface) alarm notification for campus down to building room level shall be provided at the **Central Monitoring and Alarm** monitoring station located at Central Plant #1.
 3. The **Central Monitoring and Alarm** contractor must have a Professional Engineer (PE) registered in the State of Alabama on staff as a full-time employee. This Engineer is responsible for the work performed by the firm and must sign and seal all submittal data and drawings.
 4. The **Central Monitoring and Alarm** subcontractor hired by the General Contractor shall be approved by the HVAC Design Professional and by the UAB **Central Monitoring and Alarm** standard subcommittee.

PRODUCTS:

1. Equipment and software used shall be limited to the following: Siebe, Siemens, and Johnson Controls companies. The **Central Monitoring and Alarm** company shall provide stock repair parts and service dispatch center located within 50 miles of UAB Central Plant #1.

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EXECUTION:

1. UAB requires all new and renovation projects to have a connection to the **Central Monitoring and Alarm** system via the UAB Ethernet backbone to monitor all systems for failures and provide remote alarms. This includes, but not limited to, all HVAC and water side systems (including steam, and plumbing sump pumps). Employment of the **Central Monitoring and Alarm Contractor** will be the responsibility of the General Contractor.
2. When reusing existing equipment for a renovation, the HVAC Design Professional shall assure that all existing equipment within the project area shall be also connected to the **Central Monitoring and Alarm** system for equipment failures.
3. The HVAC Design Professional, to assure that proper monitoring is achieved, shall meet with the **Central Monitoring and Alarm** standard's representative to identify all items and equipment within the project scope to be monitored via the **Central Monitoring and Alarm** network. These shall be identified on the drawings.
4. The **Central Monitoring and Alarm Contractor** shall be required to review drawings prior to providing a price to the contractor. Any additional measuring locations or devices required to successfully complete the **Central Monitoring and Alarm** shall be identified, in writing, for the Contractor and Design Professional. If the HVAC Design Professional is in agreement with those added needs, he shall initiate an addendum to the project to identify those needs to all bidding contractors.
5. It is the responsibility of the General Contractor to ensure that the measuring locations and devices are included in the construction, properly placed and tested for use by UAB. This includes changed routing of conduits resulting from job site coordination between disciplines.
6. The **Central Monitoring and Alarm Contractor** shall immediately communicate with the Contractor and HVAC Design Professional, in writing, if there are suspected problems with any part of the system.

END OF STANDARD

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