

FAIRFIELD COUNTY BOARD OF DEVELOPMENTAL DISABILITIES FOREST ROSE HVAC IMPROVEMENTS

**PROPOSAL SET
05/01/2026**

**PREPARED FOR:
FAIRFIELD COUNTY - DEVELOPMENTAL DISABILITES
795 COLLEGE AVE
LANCASTER, OHIO 43130**

**PREPARED BY:
COUNTY FIRM
280 N. HIGH STREET
SUITE 100
COLUMBUS, OHIO 43215**

COUNTY FIRM

280 NORTH HIGH STREET
COLUMBUS, OH 43215
PHONE: 614-588-3450

OWNER:
FAIRFIELD COUNTY
BOARD OF DEVELOPMENTAL DISABILITIES

PROJECT TITLE:
FOREST ROSE HVAC IMPROVEMENTS

PROJ. NUM: 2600023
DATE: 05/01/2026
BY: TWP / EMB

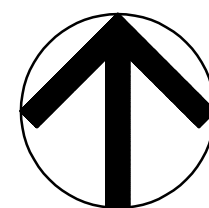
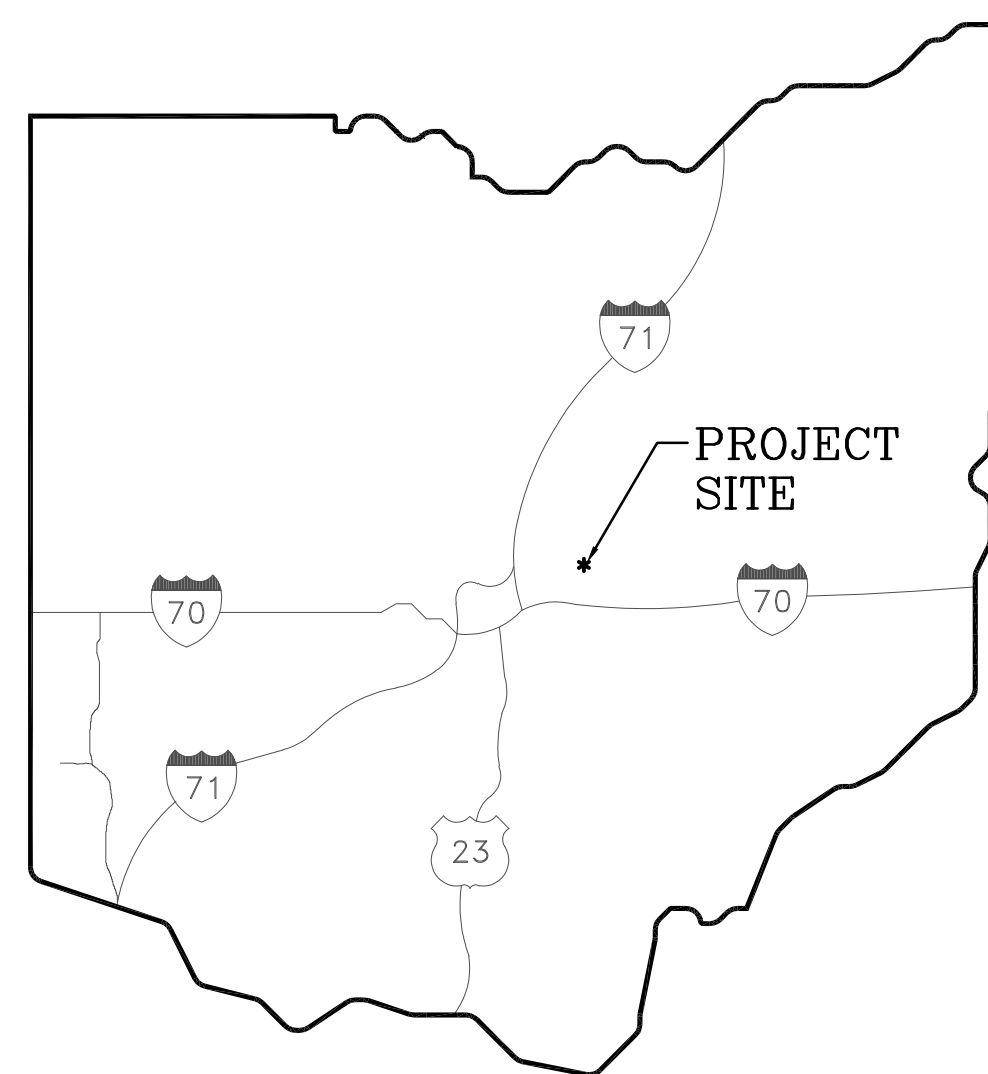
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DRAWING TITLE:
COVER PAGE

SHEET NUMBER:

C001

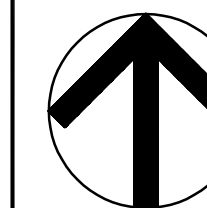
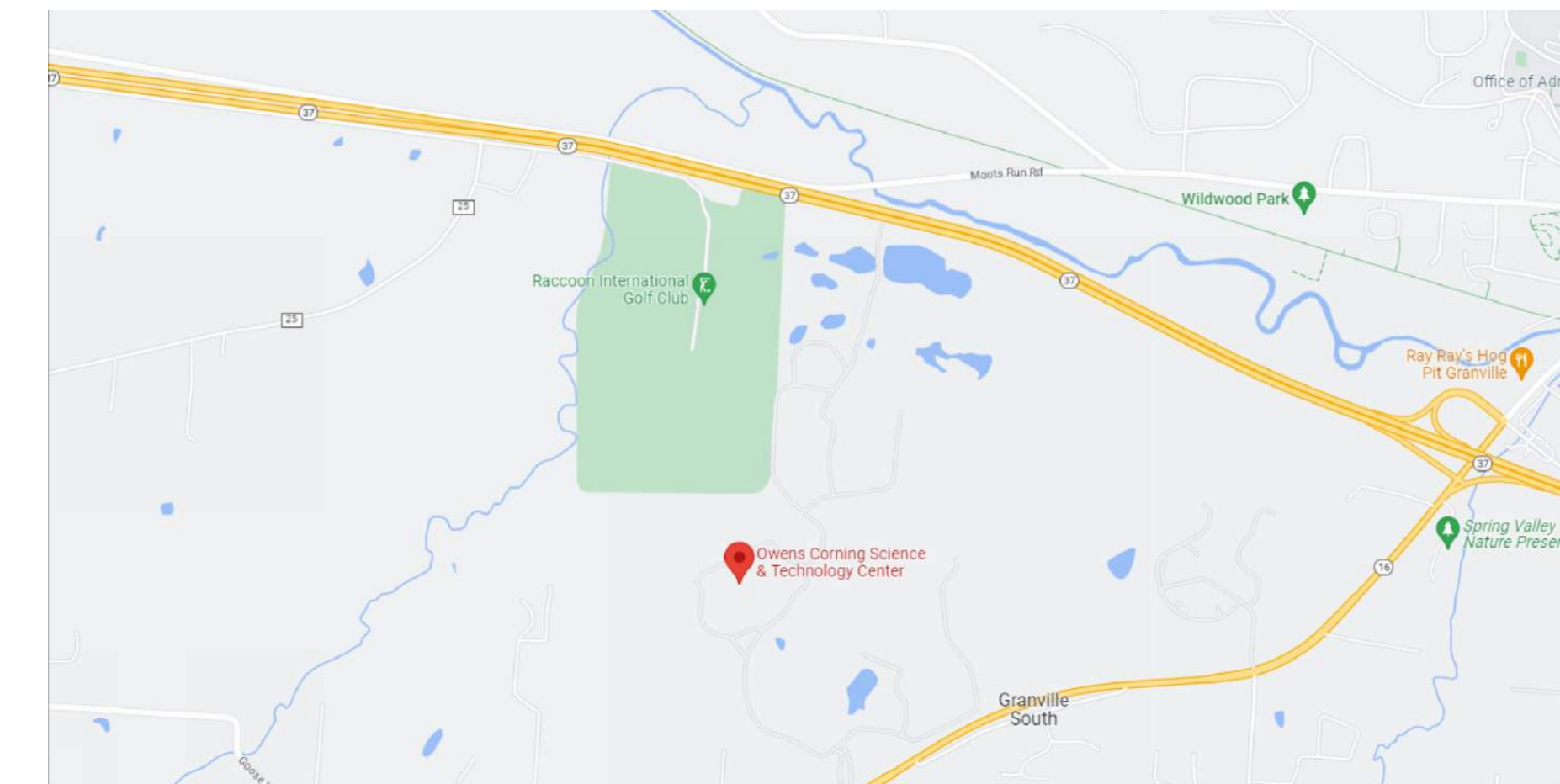
VICINITY MAP

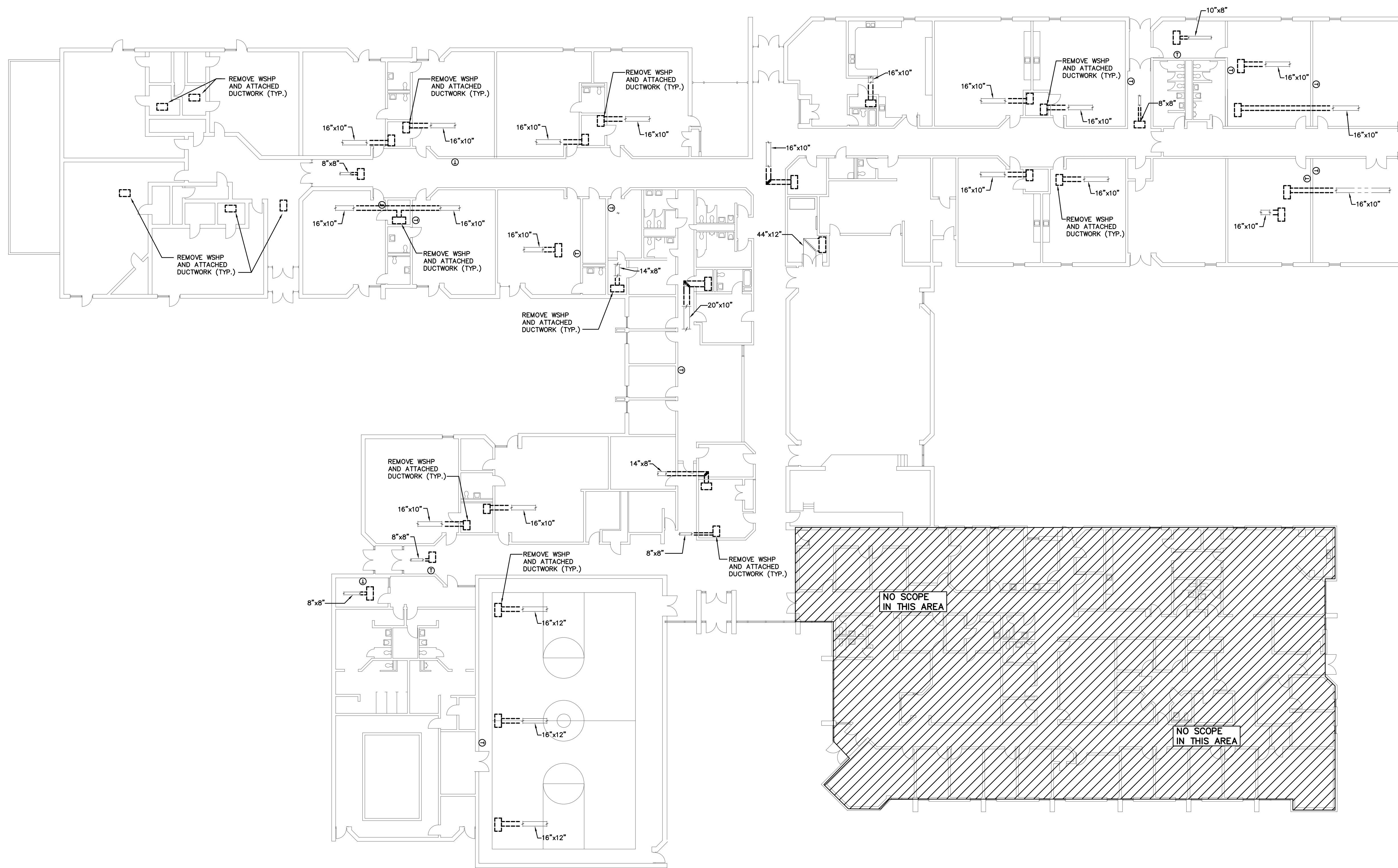


DRAWING INDEX

C001 COVER PAGE
HD101 HVAC DEMO PLAN
H101 HVAC NEW WORK PLAN
H201 HVAC SCOPE & GENERAL NOTES

LOCATION MAP





AN HVAC DEMOLITION PLAN
SCALE: 1/16"=1'-0"

COUNTY FIRM

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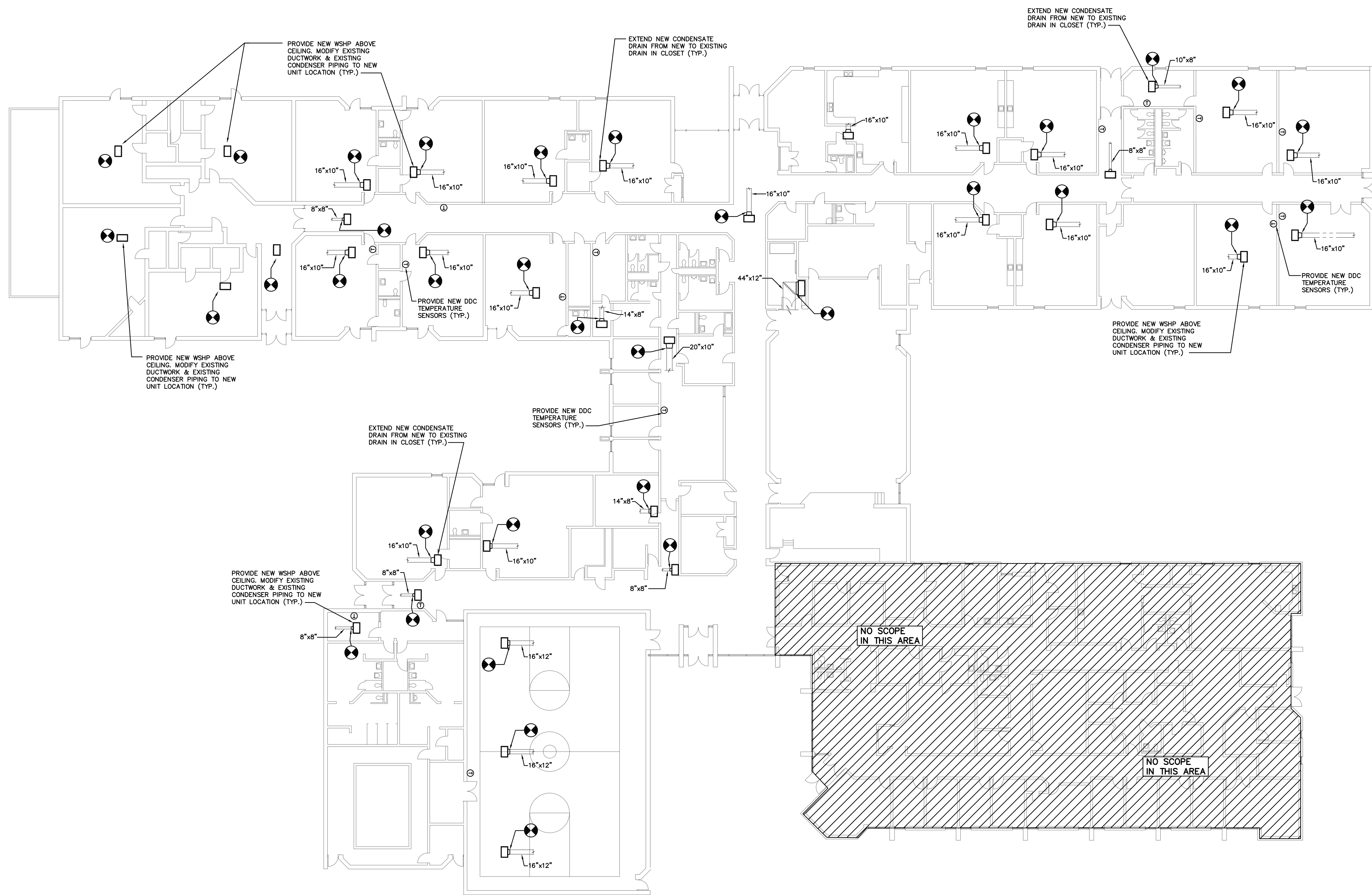
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DRAWING TITLE:
HVAC DEMO PLAN

SHEET NUMBER:
HD101



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DRAWING TITLE:
HVAC NEW WORK PLAN

SHEET NUMBER:
H101

ENK HVAC NEW WORK PLAN
 SCALE: 1/16"=1'-0"

ELECTRICAL SYSTEM NOTES

- (1) **GENERAL ELECTRICAL INTENT:**
GENERAL INTENT IS TO DESIGN AND INSTALL A FULLY FUNCTIONAL AND COMPLIANT ELECTRICAL POWER SYSTEM (APPLICABLE EQUIPMENT AND DISTRIBUTION) TO CORRESPOND DIRECTLY TO NOTED/DESIGNED UPDATES TO THE BUILDING. IT IS EXPECTED THAT AN HVAC EQUIPMENT ADDITION AND REPLACEMENT TO BE PROVIDED WHERE NOTED AND BE COMPLETELY COORDINATED WITH ACCOMPANYING DOCUMENTED SCOPES OF WORK, INCLUDING ANY REQUIRED SERVICE AMP-DISTRIBUTION UPGRADES TO ADEQUATELY POWER NEW/REPLACED EQUIPMENT.
- (2) **DESIGN CRITERIA:**
PROPOSERS SHOULD REFER TO OVERALL SPECIFICATIONS AND ACCOMPANYING OWNER'S PROJECT REQUIREMENTS (OPR) DOCUMENTS PUBLISHED FOR DESIGN INTENT AND GUIDELINES.
- (3) **DESIGN & CONSTRUCTION COORDINATION:**
PROPOSERS TO IDENTIFY AND COORDINATE REMOVALS OF EXISTING EQUIPMENT (REFER TO DEMOLITION NOTES) AND COMPLETE IMPLEMENTATION OF NEW HVAC/ELECTRICAL POWER SYSTEM. THIS COORDINATION/CONSTRUCTION INCLUDES, BUT IS NOT LIMITED TO:
 - MAIN SWITCHGEAR UPDATES, AS APPLICABLE - NONE EXPECTED
 - DISTRIBUTION PANELS (HVAC POWER, RECEPTACLE PANELS, INCLUDING RE-WORKS OF LEGACY PANELS AS REQUIRED, ETC.)
 - HVAC LOW-VOLTAGE SYSTEM COMPONENTS (UNITARY CONTROLS, INTERFACE TO EXISTING FIRE ALARM/SECURITY SYSTEMS, ETC.)
 - EVALUATION/USE OF SUBSTRATE COMPONENTS IN GOOD CONDITION (ROOFS, CEILING/FLOORS, MISC. SUPPORTS, ETC.).
- (1) **MAIN EQUIPMENT LOCATIONS - GENERAL NOTES:**
COORDINATED WITH ESTABLISHED PROJECT GUIDELINES, PROPERLY DESIGN/LOCATE NEW MAIN ELECTRICAL EQUIPMENT FOR FUNCTIONALITY, SECURITY, SAFETY & SERVICING AND MAKE PREPARATIONS FOR ALL ASSOCIATED WORK REQUIRED BY OVERALL SCOPES OF WORK (PANELS, EQUIPMENT, CONTROLS, WALLS, CEILINGS, FLOORS, ETC.).
 - INDOOR SWITCHGEAR EQUIPMENT: IN EXISTING ACCESSIBLE/SERVICEABLE UTILITY ROOMS (COORDINATE MODIFICATIONS TO EXISTING INFRASTRUCTURES).
 - INDOOR PANEL/LOAD CENTER/CONTROL EQUIPMENT - EXISTING MECHANICAL/UTILITY SPACES AND EXISTING WALL LOCATIONS PREFERRED, SELECTED/CONSTRUCTED FOR HEAVY-DUTY ENVIRONMENTS.
 - UTILITY METERING DEVICES: LOCATED TO ACHIEVE FULL BUILDING CONSUMPTION/LOAD MONITORING. VERIFY LOCATIONS IN PIPING AND ELECTRICAL GEAR ON SITE. REFER TO MANUFACTURER RECOMMENDATIONS FOR SPECIFIC INSTALLATION.
- (1) **MAIN ELECTRICAL RACEWAYS:**
DESIGN AND PROPERLY INSTALL MAIN ELECTRIC POWER FEEDS, RACEWAYS AND CABLES WITH INSULATION/ACCESS ACCORDING TO USUAL & CUSTOMARY METHODS AND PERTINENT REGULATIONS. INTENT IS NOT TO DISTURB FINISHED SUBSTRATE (WALLS, HARD CEILINGS, FLOORS) BEYOND WHAT IS REQUIRED FOR NEW SYSTEM IMPLEMENTATION.
- (2) **HVAC CONTROLS:**
DESIGN AND PROPERLY INSTALL PROPOSER-DESIGNED AND VENDOR-PROVIDED UNITARY/PACKAGED CONTROL SYSTEMS & COMPONENTS AS REQUIRED FOR THE NEW HVAC SYSTEM. REFER TO SPECIFIC INTEGRATION NOTES AND INSTRUCTIONS ON SYSTEM ARCHITECTURE DIAGRAMS.
- (3) **HVAC-RELATED POWER SYSTEMS:**
DESIGN AND PROPERLY INSTALL ELECTRIC POWER SYSTEMS REQUIRED TO SERVICE NEW HVAC SYSTEMS. COORDINATE SCOPES OF WORK WITH MAIN POWER SYSTEMS/EQUIPMENT UPGRADES (SIZING, LOCATION, DISTRIBUTION PANELS, ETC.).
- (8) **AS-BUILTS:**
REFER TO MECHANICAL SYSTEMS NOTES (8); CORRESPONDS TO NEW OR UPDATED ELECTRICAL INFRASTRUCTURE.

MECHANICAL SYSTEM NOTES

- (1) **GENERAL HVAC INTENT:**
GENERAL INTENT IS TO DESIGN AND PROPERLY INSTALL A FULLY FUNCTIONAL AND COMPLIANT HVAC SYSTEM TO CORRESPOND DIRECTLY TO NOTED/DESIGNED UPDATES TO THE BUILDING. IT IS EXPECTED THAT A SYSTEM TO REPLACE THE EXISTING ITEMS WHERE NOTED AS A BASIS-OF-DESIGN/PRE-PURCHASED AND BE COMPLETELY COORDINATED WITH ACCOMPANYING DOCUMENTED SCOPES OF WORK.
- (2) **DESIGN CRITERIA:**
PROPOSERS SHOULD REFER TO OVERALL SPECIFICATIONS AND ACCOMPANYING OWNER'S PROJECT REQUIREMENTS (OPR) DOCUMENTS PUBLISHED FOR DESIGN INTENT AND GUIDELINES.
- (3) **DESIGN & CONSTRUCTION COORDINATION:**
PROPOSERS TO IDENTIFY AND COORDINATE REMOVALS OF EXISTING EQUIPMENT (REFER TO SHEET KEY NOTES) AND COMPLETE IMPLEMENTATION OF NEW HVAC SYSTEM. THIS COORDINATION/CONSTRUCTION INCLUDES, BUT IS NOT LIMITED TO:
 - MAIN HVAC EQUIPMENT (CHILLERS, VAV COMPONENTS, AHU COMPONENTS)
 - CENTRAL & LOCAL VENTILATION EQUIPMENT (OUTSIDE AIR, EXHAUST AIR, RELIEF AIR, ETC.)
 - SPACE TERMINAL (AS APPLICABLE) HVAC (HYDRONIC VAV) EQUIPMENT (AIR HANDLING UNITS, UNIT VENTILATORS, ETC.)
 - HOT WATER BOILER SYSTEMS
 - AUXILIARY HEATING-ONLY EQUIPMENT WHERE APPLICABLE
 - EXHAUST FLUES, INTAKES & CONDENSATE DRAINAGE
 - INTERFACE TO SYSTEMS INTEGRATION COMPONENTS FOR NEW PACKAGED HVAC CONTROL SYSTEMS
 - HVAC ELECTRIC POWER SYSTEMS
 - HVAC LOW-VOLTAGE SYSTEM COMPONENTS (UNITARY CONTROLS, INTERFACE TO FIRE ALARM/SECURITY SYSTEMS, ETC.)
 - EVALUATION/USE OF SUBSTRATE COMPONENTS IN GOOD CONDITION (ROOFS, GRADES, CEILING/FLOORS, PADS, MISC. SUPPORTS, ETC.)
- (1) **MAIN EQUIPMENT LOCATIONS - GENERAL NOTES:**
COORDINATED WITH ESTABLISHED PROJECT GUIDELINES, PROPERLY DESIGN/LOCATE NEW HVAC EQUIPMENT FOR FUNCTIONALITY, SECURITY, ACOUSTICAL PERFORMANCE & SERVICING AND MAKE PREPARATIONS FOR ALL ASSOCIATED WORK REQUIRED BY OVERALL SCOPES OF WORK (POWER, CONTROL, DRAINS, CEILINGS, LIGHTS, ETC.).
 - OUTDOOR EQUIPMENT: IN SECURE ENCLOSURES
 - INDOOR EQUIPMENT: MECHANICAL ROOMS OR ABOVE CEILINGS AS AVAILABLE
 - CENTRAL VENTILATION EQUIPMENT-EXISTING MECHANICAL/UTILITY SPACES
 - AUXILIARY TERMINAL HEATING EQUIPMENT TO REMAIN AS-IS
- (5) **MECHANICAL PIPING, VENTING & DRAINING:**
DESIGN AND PROPERLY INSTALL HOT / CHILLED WATER HYDRONIC COMMON, FITTINGS, VALVES, INSULATION ACCORDING TO MANUFACTURER'S INSTRUCTIONS. INTENT IS NOT TO DISTURB FINISHED SUBSTRATE (WALLS, HARD CEILINGS, FLOORS) BEYOND WHAT IS REQUIRED FOR NEW SYSTEM IMPLEMENTATION. PROVIDE CONDENSATE PANS/DRAIN LINES FOR PROPER REMOVAL OF CONDENSATE; PROVIDE APPLIANCE VENTS/FLUES FOR PROPER REMOVAL OF EXHAUST GASES AND PRESSURE RELIEF, AS REQUIRED.
- (6) **HVAC CONTROLS:**
DESIGN AND PROPERLY INSTALL HOT / CHILLED WATER HYDRONIC SYSTEMS, UNITARY/PACKAGED CONTROL SYSTEMS AND COMPONENTS AS REQUIRED FOR THE RENOVATED HVAC SYSTEMS. EXCEPT FOR VENDOR-DESIGNED PACKAGED SYSTEM OR UNITARY CONTROLS, REFER TO SYSTEMS ARCHITECTURE DIAGRAMS AND FLOOR PLANS FOR SCOPE DESCRIPTIONS. REFER TO SPECIFIC INTEGRATION NOTES AND INSTRUCTIONS ON SYSTEM ARCHITECTURE DIAGRAMS.
- (7) **HVAC-RELATED POWER SYSTEMS:**
DESIGN AND PROPERLY INSTALL ELECTRIC POWER SYSTEMS REQUIRED TO SERVICE NEW HVAC SYSTEMS. COORDINATE SCOPES OF WORK WITH MAIN POWER SYSTEMS/EQUIPMENT UPGRADES (SIZING, LOCATION, DISTRIBUTION PANELS, ETC.) - REFER TO MAIN ELECTRICAL SYSTEMS SCOPE NOTES.
- (8) **AS-BUILTS:**
EXPECTATION IS TO DELIVER THE OWNER A COMPLETE PROJECT AS-BUILT DRAWING SET INCLUDING EQUIPMENT SCHEDULES, FLOOR LAYOUTS, ELECTRICAL REROUTING, HVAC PIPE & DUCT PATHS AND SIZES, ZONING LAYOUTS, THERMOSTAT LOCATIONS, CONTROLLER DIAGRAMS, ARCHITECTURES, ETC.

MECHANICAL WORK NOTES

- A. INSTALL ALL NEW EQUIPMENT AND ASSOCIATED DEVICES PER MANUFACTURER'S RECOMMENDATIONS, MAINTAIN REQUIRED CLEARANCES.
- B. PLUMBING, FLUES, INTAKES, DRAINS, PIPING, CONTROLS AND ANY ELECTRICAL WORK ARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND INDUSTRY STANDARDS.
- C. IT IS EXPECTED THAT A DESIGN/INSTALLATION DRAWING SET FOR NOTED UPDATES WILL BE PROVIDED BY THE PROPOSER DURING SUBMITTAL REVIEW PROCESS. PROPER WILL BE RESPONSIBLE FOR APPLICATION AND PAYMENT RELATED TO PERMITTING AND PLAN APPROVALS.
- D. MECHANICAL CONTRACTOR TO PROVIDE COMPLETE CERTIFIED TEST AND BALANCE SERVICES TO SET PERFORMANCE PARAMETERS OF NEW EQUIPMENT AND SYSTEMS BEING UPDATED.

ELECTRICAL WORK NOTES

- A. DISCONNECT AND MAKE SAFE EXISTING ELECTRICAL FEEDS TO HVAC EQUIPMENT OR DEVICES PRIOR TO WORK.
- B. THE PROPOSER IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING ANY ELECTRICAL SYSTEM MODIFICATIONS REQUIRED FOR POWERING THE NEW EQUIPMENT AND SYSTEM CONTROLS.
- C. ELECTRICAL CONTRACTOR SHALL ASSIST MECHANICAL CONTRACTOR AND MASTER SYSTEMS INTEGRATOR TO TEST AND COMMISSION CONTROL SYSTEMS AND COMMUNICATION NETWORKS.
- D. THE PROPOSER IS TO FIELD VERIFY ANY DEPICTED ELECTRICAL INFRASTRUCTURE FOR ACCURACY AND COORDINATE WITH AVAILABLE SERVICES ON SITE.
- E. ELECTRICAL INSTALLATIONS AND MODIFICATIONS ARE TO BE ACCOMPLISHED IN A PROFESSIONAL AND ORDERLY MANNER, UTILIZING INDUSTRY STANDARD MEANS/METHODS AND IN ACCORDANCE WITH LOCAL AND NATIONAL ELECTRIC CODES.
- F. IT IS EXPECTED THAT A DESIGN/INSTALLATION DRAWING SET FOR NOTED UPDATES WILL BE PROVIDED BY THE PROPOSER DURING THE SUBMITTAL REVIEW PROCESS. PROPOSER WILL BE RESPONSIBLE FOR APPLICATION AND PAYMENT RELATED TO PERMITTING AND PLAN APPROVALS.

PROJECT FORMAT OVERVIEW

- A. EACH DESIGN PROFESSIONAL UTILIZED IN CONTRACTOR'S PROPOSAL HAS THE LIBERTY TO ACT WITH THE OWNER'S BEST INTERESTS IN MIND, BASED ON THE INDIVIDUAL SITUATIONS AND BOUNDARIES PRESENTED BEFORE DESIGN BEGINS AND BASED ON QUALIFIED PROFESSIONAL EXPERIENCE. THE CRITERIA SET FORTH IN THESE SPECIFICATIONS AND DRAWINGS IS INTENDED TO BE A GUIDELINE TO LIMIT THE RISKS OF DISSATISFACTION OVER THE BALANCED TOTAL LIFE OF THIS PROJECT. THE FACILITY AND THE OWNER GENERAL GOALS ARE TO MAKE THE TASKS ASSOCIATED WITH LONG-TERM OWNING/MANAGING THE FACILITY AS EFFECTIVE AND EFFICIENT AS POSSIBLE, INCLUDING THE LIMITATION OF EQUIPMENT/SERVICE PROVIDERS TO THOSE NOTED AS BEING OWNER-PREFERRED AND/OR LISTED WITHIN THESE SPECIFICATIONS.
- B. PROVIDE MATERIALS FOR COMPLETING MECHANICAL AND ASSOCIATED ELECTRICAL INSTALLATIONS AND OTHER FINISHES ACCORDING TO APPLICATIONS REQUIRED USING INDUSTRY STANDARD MEANS-AND-METHODS AND COMMON BEST PRACTICES.
- C. THESE SCHEMATIC DRAWINGS SHOW INTENDED CONFIGURATION OF EQUIPMENT AND MATERIALS WHERE NOTED ALONG WITH EXISTING CONFIGURATIONS FOR REFERENCE TO NEW WORK AND DEMOLITION SCOPES. COORDINATE REMOVAL OF EXISTING AND INSTALLATION OF NEW EQUIPMENT, FIXTURES AND FURNISHINGS WITH INFRASTRUCTURE ALREADY IN-PLACE. CONTRACTOR IS HIGHLY ENCOURAGED TO FIELD VERIFY ALL COUNTS, MEASUREMENTS, DIMENSIONS AND PATHS. DESIGNS AND WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF NATIONAL, STATE & LOCAL CODES AND BEST PRACTICES.

PROJECT SCOPE BREAKDOWN

- GENERAL SCOPE:**
THIS PROJECT INCLUDES THE DEMOLITION AND REPLACEMENT OF EXISTING WATER SOURCE HEAT PUMPS (WSHP) THROUGHOUT THE BUILDING. WORK SHALL INCLUDE RELOCATION OF SELECT UNITS, RECONNECTION TO EXISTING SYSTEMS, AND ASSOCIATED CONTROLS UPGRADES.
- MECHANICAL SCOPE:**
- DEMOLISH EXISTING WATER SOURCE HEAT PUMPS AS INDICATED ON DRAWINGS
 - PROVIDE AND INSTALL NEW WATER SOURCE HEAT PUMPS IN LOCATIONS AS SHOWN.
 - RECONNECT UNITS TO EXISTING DUCTWORK, DRAINS, PIPING, AND ALL NECESSARY CONNECTIONS.
 - PROVIDE SYSTEM BYPASS TO MAINTAIN LOOP PRESSURES AS CONTROL VALVES OPEN CLOSE. BYPASS TO BE PROVIDED WITH A CONTROL VALVE TO MODULATE BASED ON LOOP PRESSURE DUE TO OPENING/CLOSING OF WATER SOURCE HEAT PUMP CONTROL VALVES. BYPASS SIZE AND LOCATION TO BE DETERMINED BY THE DESIGN BUILD CONTRACTOR.
- CONTROLS SCOPE:**
- PROVIDE NEW DDC TEMPERATURE SENSORS TO EACH NEW WATER SOURCE HEAT PUMPS.
 - INTEGRATE NEW EQUIPMENT INTO EXISTING BUILDING AUTOMATION SYSTEM (BAS).
 - REMOVE AND DISPOSE OF EXISTING CONTROL DEVICES AND ASSOCIATED WIRING.
 - PROVIDE NEW CONTROL WIRING FOR WATER SOURCE HEAT PUMPS AND VERIFY NEW CONTROL POINTS.
 - ALL CONTROLS SHALL ABB INTEGRA AND ABB DDC CONTROLS INSTALLED BY SPEER MECHANICAL.
- ELECTRICAL SCOPE:**
- DISCONNECT EXISTING WATER SOURCE HEAT PUMPS FOR REMOVAL.
 - RELOCATE / PROVIDE NEW WIRING OR CIRCUIT TO NEW HEAT PUMP LOCATION AND WIRE COMPLETE.
 - PROVIDE UPDATED PANEL SCHEDULES AND AS-BUILTS.

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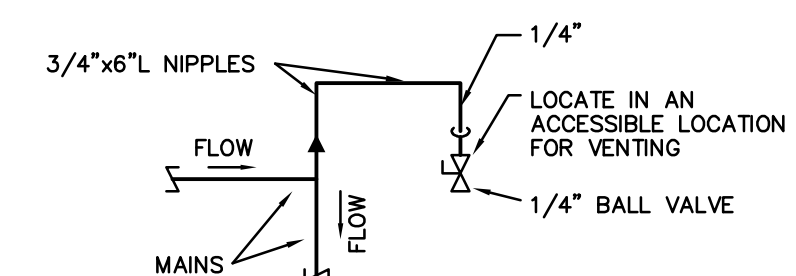
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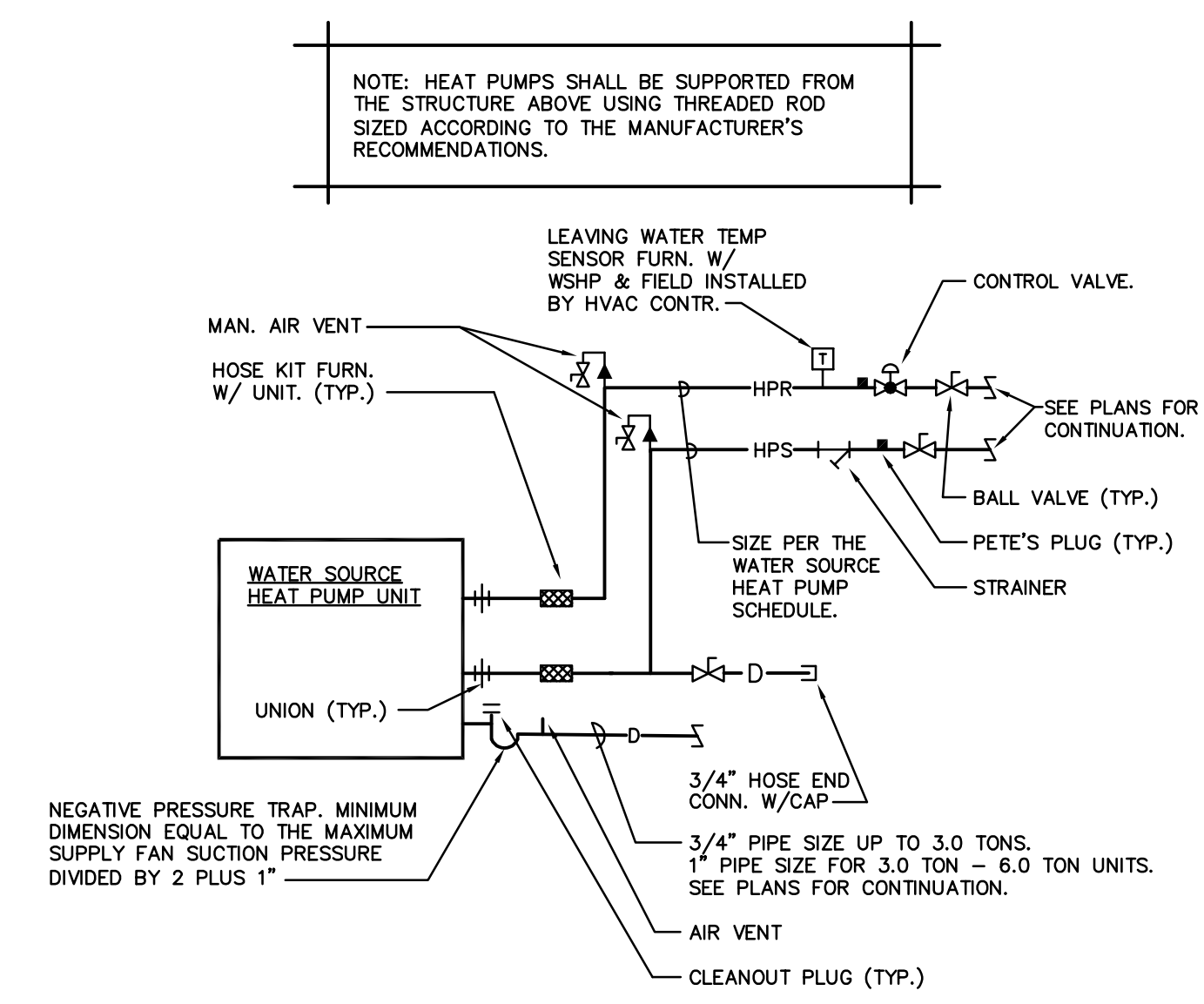
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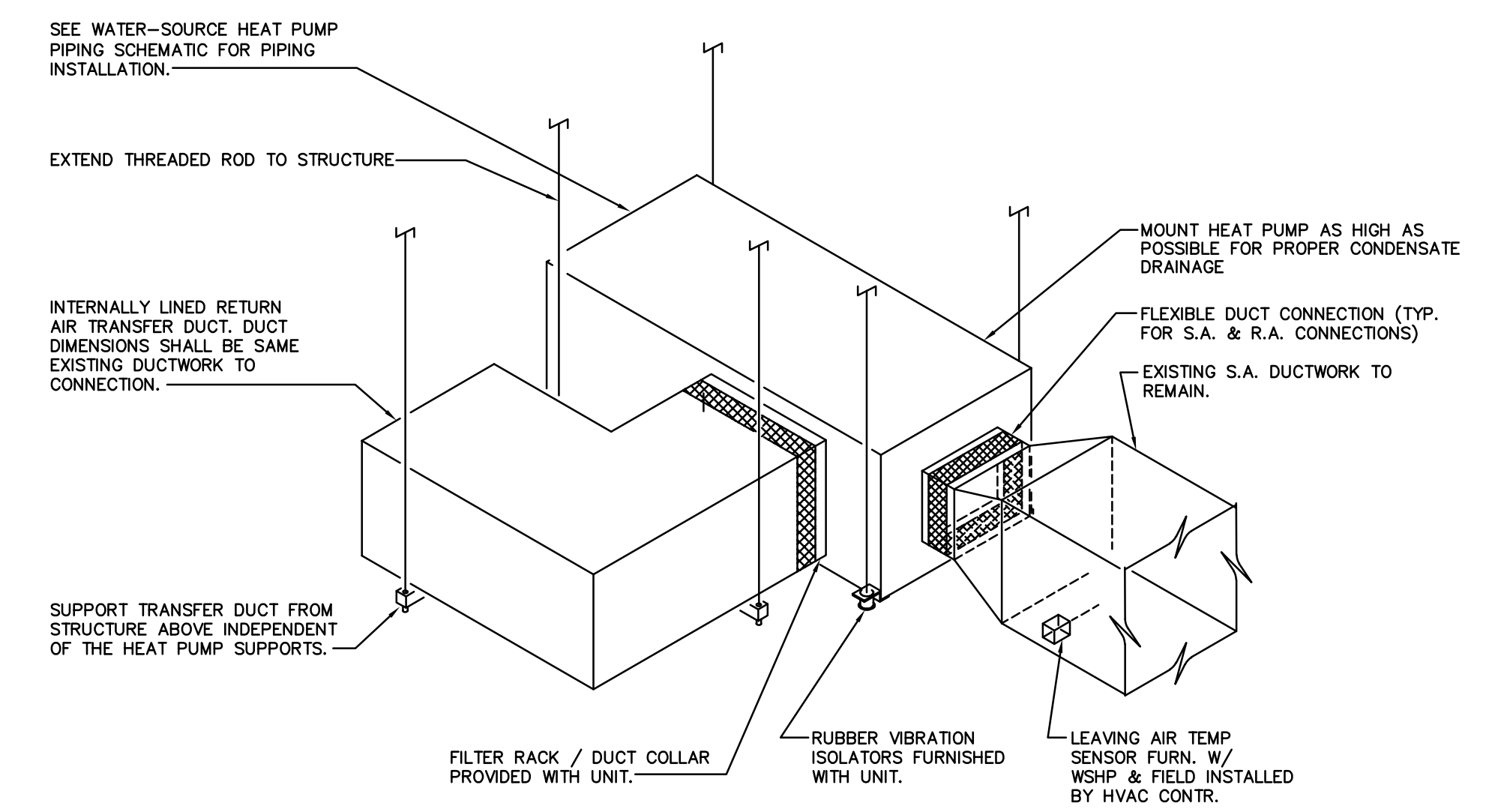
H201



MANUAL AIR VENT PIPING



WATER SOURCE HEAT PUMP PIPING SCHEMATIC



HEAT PUMP INSTALLATION DETAIL
SCALE: NO SCALE