

Value Engineering Comments Log				Project:	Hamilton, NJ- Courtyard
				Prepared By:	NYE
Value Engineering Comments				Date:	07/16/2019
				Drawing Set:	Issued For Permit
Comment#	Drawing Set	Drawing/Spec #	Comment/Recommendation	Status	Responses/Remarks
<b>HVAC</b>					
1	2019.04.11 - M4	M-201	Unit heater (non-optional) to be provided in accordance to M.I. Courtyard Standards Section 15A.4-B	OPEN	
2	2019.03.04 - M2	M-201,M-202, M-203, M-204	Provide Constant Air Regulator of 30 cfm in accordance to M.I. Courtyard Standards section 15. A.5-K(1). Ensure positive building pressure in accordance to M.I. Courtyard Standards Section 15.A.1-C [Typical]	OPEN	
3	2019.03.04 - M2	M-201,M-202, M-203, M-204	Provide Constant Air Regulator of 35 cfm to ensure positive building pressure in accordance to M.I. Courtyard Standards Section 15.A.5-E(2)a [Typical]	OPEN	
4	2019.04.11 - M4	M-201	Unit heater (non-optional) to be provided for laundry dryer in accordance to M.I. Courtyard Standards Section 15A.5-M (1)	OPEN	
5	2019.04.11 - M4	M-201	Dedicated AC system (non-optional) separate from other building systems is required for computer and telecom room as per M.I. Courtyard Standards Section 13A.7.G-2	OPEN	
6	2019.04.11 - M4	M-201,M-202, M-203, M-204	Co-ordinate heating requirements for electrical and mechanical room with sprinkler drawings. Provide cabinet unit heater likewise	OPEN	
7	2019.04.11 - M4	M-201	Provide MOD for pool heater intake and exhaust ducts. Interlock with DHU. Co-ordinate as per manufacturer's recommendation.	OPEN	
8	2019.03.04 - M2	M-202, M-203, M-204	Provide transition piece circular to rectangular	OPEN	
9	2019.03.04 - M2	M-204	Provide unit heaters in stairwells, as per M.I. Courtyard Standards Section 15A.4-A. Co-ordinate requirements with electrical	OPEN	
10	2019.04.11 - M4	M-205	Provide Min./Max. Inlet gas pressure of 7" WC/ 14" WC as per manufacturer recommendation for MAU-1, MAU-2 and MAU-3. Co-ordinate w/ plumbing drawings. Provide High Efficiency Energy Recovery Ventilator.	OPEN	
11	2019.04.11 - M4	M-205	(KEF-1) - Provide grease drainage as per New Jersey Mechanical Code 2015 Section 506.5.2. Provide Min. 1.5 ft. clearance in accordance to 2015 Section 506.5.4 or as per manufacturers listing.	OPEN	
12	2019.04.11 - M4	M-201,M-202, M-203, M-204	Provide FD for exterior wall penetration (Typical)	OPEN	
13	2019.04.11 - M4	M-201	General Note: Provide Access panel for all ceiling mounted units as per manufacturer's recommendation (Typical)	OPEN	
14	2019.04.11 - M4	M-201,M-202, M-203, M-204	Provide heat recovery system for guest rooms and guest room corridors as per M.I. Courtyard Standards Section 15.A.5.E-1(d) (Typical all floors)	OPEN	
<b>PLUMBING</b>					
1	2018.10.04- ISSUED FOR PERMIT	P-001	Provide clean-out with access every 3 floors minimum 2 per riser as per Marriott plumbing standards, Courtyard plumbing system 2018, Section 15B.2, A,4.	Open	
2	2018.10.04- ISSUED FOR PERMIT	P-001, P-102	Where condensate or other drainage from air conditioning discharges to a drainage system, it shall discharge indirectly to a trapped and vented receptor through an air break or air gap as per NSPC 2015, Section 9.1.10.	Open	
3	2018.10.04- ISSUED FOR PERMIT	P-202	Pool drain connection missing. Drain from pool shall discharge indirectly through an air gap to a trapped and vented receptor as per NSPC 2015, Section 9.1.11.	Open	
4	2018.10.04- ISSUED FOR PERMIT	P-401	Domestic water heater GWH-1 & 2 shall have a thermal efficiency of 96% as per Marriott standard, Fairfield plumbing system 2017, Section 15B.4, Sub-section-D,2,a	Open	
5	2018.10.04- ISSUED FOR PERMIT	P-401	Hot water temperature set point shall be as per marriott standard, Courtyard plumbing system 2018, Section 15B.4, Sub-section-D,5.	Open	
6	2018.10.04- ISSUED FOR PERMIT	P-202	FUC-3 Condensate drain connection missing. Coordinate with mechanical drawing M-201.	Open	
7	2018.10.04- ISSUED FOR PERMIT	P-201	Gas connection for kitchen shall be provided with a solenoid shut off valve close to the appliance in an accessible location and shall be connected with the hood fire suppression system as per Marriott standard, Courtyard plumbing system 2018, Section 15B.5, Sub-section-C.	Open	
8	2018.10.04- ISSUED FOR PERMIT	P-102	Lint screen shall be as per Marriott plumbing standards, Courtyard plumbing system 2018, Section 15B.7, Section A,1.	Open	
9	2018.10.04- ISSUED FOR PERMIT	P-101	For water heater, it is recommended to provide temperature & pressure gauges at points that experience changes in temperature or pressure. Such as heater inlet and outlet, DHW return, etc.	Open	
10	2018.10.04- ISSUED FOR PERMIT	P-201	Makeup water connection for pool is missing. Provide backflow preventer as per NSPC 2015, Section- 2.30 & Marriott plumbing standards, Courtyard plumbing system 2018, Section 15B.4, 3.	Open	
11	2018.10.04- ISSUED FOR PERMIT	P-201	Provide separate metering for domestic water supply as per NSPC 2015, Section- G.3.9 & Marriott plumbing standards, Courtyard plumbing system 2018, Section 15B.4, 4.	Open	

12	2018.10.04- ISSUED FOR PERMIT	P-202	Check and confirm drain elevation of both DS-2 inside "COMP/TELE-155" room for connection feasibility to Storm system.	Open	
13	2018.10.04- ISSUED FOR PERMIT	P-201	It is recommended to provide cross connection control for water serving dumpster as per NSPC 2015, Section- 10.4.3.	Open	
14	2018.10.04- ISSUED FOR PERMIT	P-202	DHU drain connection missing inside "Pool Equip-170" room as per mechanical drawing M-201.	Open	
15	2018.10.04- ISSUED FOR PERMIT	P-209	Provide scupper drain for elevator bulkhead.	Open	
16	2018.10.04- ISSUED FOR PERMIT	P-202	Connections of all above floors PTAC drain riser to storm line at 1st floor and 1st floor PTAC to underground storm line is missing. (TYP. To all PTAC)	Open	
17	2018.10.04- ISSUED FOR PERMIT	P-202	Provide vent connection for floor drain at dumpster area as per NSPC 2015, Section- 13.3.	Open	
18	2018.10.04- ISSUED FOR PERMIT	P-310	Verify available gas pressure at street from gas service provider to avoid large impact on pipe sizes and requirement of gas booster pump which will have a major cost impact.	Open	
19	2018.10.04- ISSUED FOR PERMIT	P-308	Sud zone sanitary & vent piping shall be as per NSPC 2015, Section- 11.11.	Open	
20	2018.10.04- ISSUED FOR PERMIT	P-101	Back flow preventer installation shall be as per the requirements of Jersey city municipal Authority's Bureau of Water Engineering.	Open	
21	2018.10.04- ISSUED FOR PERMIT	P-001	Pipe insulation thickness shall comply with NSPC 2015, Section- G.5.1.2.	Open	
22	2018.10.04- ISSUED FOR PERMIT	P-202	Provide floor drain in "Electrical room-128" as per Marriott plumbing standards, Courtyard plumbing system 2018, Section 15B.2, A,3. (Typical to all electrical rooms)	Open	
23	2018.10.04- ISSUED FOR PERMIT	P-101	Provide duplex wet rotor circulator pumps for hot water return as per Marriott plumbing standards, Courtyard plumbing system 2018, Section 15B.4, D,4.a.	Open	
24	2018.10.04- ISSUED FOR PERMIT	P-308	Considering total 723.5 DFU as per drawing P-401, building sewer size & slope shall be as per NSPC Table 11.5.1A.	Open	
25	2018.10.04- ISSUED FOR PERMIT	P-202	Coordinate with electrical drawings for sanitary piping inside electrical room to avoid conflict with electrical panel and conduits.	Open	
26	2018.10.04- ISSUED FOR PERMIT	P-401	Triplex domestic booster pump shall sized as per Marriott plumbing standards, Courtyard plumbing system 2018, Section 15B.6, A.	Open	
27	2018.10.04- ISSUED FOR PERMIT	P-202	Coordinate with architectural drawing A-002 for any planter drain provision requirement.	Open	
28	2018.10.04- ISSUED FOR PERMIT	P-304A	Vent connection is missing for WC. (TYP.)	Open	
29	2018.10.04- ISSUED FOR PERMIT	P-103 & P-202	Indirect connect water softener backwash to the sanitary sewer as per Marriott Standard section, 15B.2,A,5.	Open	
30	2018.10.04- ISSUED FOR PERMIT	P-201	For Laundry, Provide Water Reclamation & Reuse Systems as per Marriott Standard Section 15B.7, B.	Open	
31	2018.10.04- ISSUED FOR PERMIT	P-201	For Laundry, Provide Chemical Storage & Injection System as per Marriott Standard Section 15B.7, C.	Open	
<b>ELECTRICAL &amp; LIGHTING</b>					
1	2018.10.04- ISSUED FOR PERMIT	LT-001	Offices lights shall have occupancy sensor control per Marriott standards	Open	
2	2019.04.08- POST DESIGN CLARIFICATION	LT-201	Occupancy sensor control with switch shall be provided for fitness center per Marriott standards	Open	
3	2019.04.08- POST DESIGN CLARIFICATION	LT-201 to LT-204	Provide circuit for elevator lights O01	Open	
4	2019.05.11- CB3	E-201	Instead of fused disconnect switch non fused disconnects can be provided for equipments fed from circuit breaker inside panelboard,also provide standard disconnect sizes for equipments.	Open	
5	2019.05.11- CB3	E-201	Disconnect rating for DHU unit is not matching with mechanical schedule	Open	
6	2019.04.11- CB2	E-202 to E-204	Receptacles can be reduced inside corridors such that each will be at 50 ft from each other	Open	
7	2019.05.11- CB3	E-201	Coordinate motorized dampers locations with mechanical plans and provide power connection.	Open	
8	2019.04.11- CB2	E-202 to E-204	Coordinate motorized dampers locations with mechanical plans and provide power connection.	Open	
9	2019.04.11- CB2	E-205	Incorrect disconnect size for ODU-2 per mechanical schedule	Open	
10	2019.04.11- CB2	E-205	Incorrect disconnect size for ODU-1 and ODU-3 per mechanical schedule	Open	
11	2019.04.11- CB2	E-205	Provide standard disconnect sizes for equipments typical for all floor plans	Open	
12	2019.04.11- POST DESIGN CLARIFICATION	E-206	Washer and dryer receptacle amps can be reduced to 25A	Open	

13	2019.03.11- CB1	E-207	Recommended to provide stainless steel cover for kitchen panel in kitchen area to protect it from grease and debris.	Open	
14	2019.03.04- 90% FRANCHISE COMMENTS	E-208 and E-209	Provide Receptacles inside units as per code s per NEC 210.52. (missing at the entrances)	Open	
15	2019.03.04- 90% FRANCHISE COMMENTS	E-208 and E-209	Smoke/Carbon monoxide alarms are missing in dwelling unit per IBC chapter 9 (Typical)	Open	
16	2019.03.04- 90% FRANCHISE COMMENTS	E-209	Exhaust fan EF-1 is missing in bathroom per mechanical drawings	Open	
17	2019.04.11- POST DESIGN CLARIFICATION	E-305	Incorrect breaker size for CCU-1 per mechanical schedule	Open	
18	2019.04.11- POST DESIGN CLARIFICATION	E-305	Incorrect breaker size for ODU-1,2,3 per mechanical schedule	Open	
19	2019.04.11- POST DESIGN CLARIFICATION	E-308	Update voltage drop calculations as voltage drops shown are exceeding 3% VD for feeder as per NEC 210-19(a) . Eg. Transformer to MSB= 2.417% and from MSB till 4GA= 2.25% which is exceeding 3% allowable limit per NEC, that will <b>majorly impact on feeder sizes and # of runs.</b>	Open	
20	2019.04.11- POST DESIGN CLARIFICATION	E-309	Feeder size for fire pump is too large, can be reduced to 3#250 Kcmil (AL)	Open	
<b>FIRE ALARM</b>					
1	2019.04.11 CB2	FA-201	Provide smoke detector in storage#185 and all storage room	Open	
2	2019.04.11 CB2	FA-201	Smoke detector can be used instead of combination smoke and carbon monoxide in all electrical room	Open	
3	2019.04.11 CB2	FA-201 to FA-205	Coordinate with Sprinkler and Mechanical drawing and Provide FSD's, Tamper Switches and Water flow switches on plan and connect to Fire Alarm Control Panel	Open	
4	2019.04.11 CB2	FA-201 to FA-205	Only smoke detector can be used in corridor instead of combination smoke and carbon monoxide.	Open	
5	2019.04.11 CB2	FA-201 to FA-205	Provide fan shutdown capability for fans with a rating larger than 2,000 CFM and serving for apartment when there is smoke in system as per IBC 907.2.13.1	Open	
6	2019.03.11 CB1	FA-205	Provide smoke detector at top of stair shaft, top of elevator Shaft	Open	
7	2019.03.11 CB1	FA-205	FSD's are missing on roof plan. Coordinate with mechanical drawing	Open	
8	2019.03.11 90% FRANCHISE COMMENTS	FA-301	Connect FSD's , Tamper Switches and Water flow switches to Fire Alarm control panel.	Open	
9	2019.03.11 90% FRANCHISE COMMENTS	FA-301	Indicate (2) telephone Network line to incoming telephone service for central station monitoring on riser diagram as per NFPA 72, Section 1.5	Open	
<b>FIRE PROTECTION</b>					
1	Issued for Construction dated 2018-10-04	FP-001	Pressure reducing valve shall be provided only when static pressure at FCA exceeds 175 PSI as per NFPA 13, Section - 8.16.1.2	Open	
2	Issued for Construction dated 2018-10-04	FP-001	Check & confirm the hydraulic calculations as per Marriott standards & NFPA 13, also consider the available street pressure to identify whether fire pump is required or not.	Open	
3	Issued for Construction dated 2018-10-04	FP-001	Back flow preventer installation and BFP model shall be as per the requirements of Jersey city municipal Authority's Bureau of Water Engineering.	Open	
4	Issued for Construction dated 2018-10-04	FP-001	ACV assembly is not required since there is FCA at every floor connected to fire alarm system.	Open	
5	Issued for Construction dated 2018-10-04	FP-101 TO FP-104	As per the Marriott standard, section 14.4, D, 5, Provide check valves at floor control valves as required to eliminate false activation of sprinkler waterflow alarms on other floors.	Open	

6	Issued for Construction dated 2018-10-04	FP-101	Provide riser control valves with tamper switches.	Open	
7	Issued for Construction dated 2018-10-04	FP-101 TO FP-104	Provide retardant type Water Flow Switches. Initiate alarm signal between 30 and 60 seconds. As per marriott standard 14.4, D, 6.	Open	
8	Issued for Construction dated 2018-10-04	FP-104	Provide Hose valve, roof manifold with test & inspection connection. As per NFPA 14, Section 11.5.	Open	
9	Issued for Construction dated 2018-10-04	FP-101 TO FP-104	Considering the floor area, one FCA each floor is sufficient as per NFPA 13 section 8.2.1. So It is recommended to provide one FCA at one stair and test & drain connection in another stair as per Marriott Standard section 14.4, G, 1, 2 & 3.	Open	
10	Issued for Construction dated 2018-10-04	FP-101	Fire pump room shall be separated from all other areas of the building in accordance with NJ Fire code 2015 Section 913.2.1. Coordinate Fire pump room requirements and pump location with architect and other trades.	Open	
<b>SPRINKLER DRAWINGS</b>					
1	Revised per Marriott comments dated 3-29-2019	FSP-2 OF 7 & FSP 4 OF 7	Fire pump room shall be separated from all other areas of the building in accordance with NJ Fire code 2015 Section 913.2.1. Coordinate Fire pump room requirements and pump location with architect and other trades.	Open	
2	Revised per Marriott comments dated 3-29-2019	FSP 2 OF 7 to FSP 7 OF 7	Provide retardant type Water Flow Switches. Initiate alarm signal between 30 and 60 seconds. As per marriott standard 14.4, D, 6.	Open	
3	Revised per Marriott comments dated 3-29-2019	FSP 3 OF 7	Provide tamper switch to riser control valve at stair 1.	Open	
4	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7	Coordinate siamese connection's location with mechanical equipment CU-4. Access shall be maintained as per NJ fire code 2015, section- 912.4.	Open	
5	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7	Coordinate sprinkler inside chute with chute manufacturer for canopy as per NFPA 13 Section 22.15.2.2.1.3.	Open	
6	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7 & FSP 3 OF 7	Confirm and check the sprinkler protection to the cohere area as per NFPA 13 Section A.8.15.7.2. If the requirements are meeting, it is recommended to eliminate the dry valve sprinkler system.	Open	
7	Revised per Marriott comments dated 3-29-2019	FSP 5 OF 7 TO 7 OF 7	It is recommended to provide sidewall sprinkler heads in all guest room at all floors instead of pendent sprinkler to avoid piping inside guest room and save piping cost. (TYP.)	Open	
8	Revised per Marriott comments dated 3-29-2019	FSP 2 OF 7	Specify jockey pump capacity. Jockey Pump shall be sized as per NFPA 20, Section A.4.25.1.1.	Open	
9	Revised per Marriott comments dated 3-29-2019	FSP 7 OF 7	Provide Hose valve, roof manifold with test & inspection connection. As per NFPA 14, Section 11.5.	Open	
10	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7 & FSP 7 OF 7	Confirm & Provide a 10% hydraulic safety factor up to a maximum of 10 psi for automatic sprinkler system. As per Marriott standard Section 14.4, D, 2.	Open	
11	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7 & FSP 7 OF 7	Check & confirm the hydraulic calculations as per Marriott standard section 14.4, C, 11, In buildings 4 stories or less in height, apply NFPA 13 instead of NFPA 13R.	Open	
12	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7	Confirm total required flow including hose stream allowance. Total required flow should not exceed pump capacity.	Open	
13	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7 TO FSP 7 OF 7	Check and confirm with mechanical that the electrical room is heated. If not then provide dry sidewall sprinkle heads.	Open	
14	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7	Elevator shaft is not heated, Eliminate wet piping in the elevator.	Open	

15	Revised per Marriott comments dated 3-29-2019	FSP 4 OF 7 TO FSP 7 OF 7	Confirm the sprinkler protection to stairways is as per NFPA 13 Section 8.15.3.	Open	
END OF VALUE ENGINEERING COMMENTS					