

MINUTES

WATERTOWN PUBLIC BUILDINGS COMMITTEE SPECIAL MEETING

SWIFT MIDDLE SCHOOL MEDIA CENTER
MONDAY, OCTOBER 26, 2009, 6:30 P.M.

PRESENT: John Chipko, Vice Chairman
David Demirs
Mark Guerrero
Michael Magas
Robert Porter, Chairman
John Waiculonis, Secretary
Tom Walsh

ABSENT: Antonio Addona
Mario Mancini

OTHERS PRESENT: Karen Clancy, Business Manager
Fred Khericha, Kaestle Boos Associates
Loren Grabinski, Senior Associate, Consulting Engineering Services
Richard Mazzamaro, Board of Education, Facilities Subcommittee

1. Convene Special Meeting – 6:30 P.M.

Mr. Porter, Chairman, Called the Regular Meeting to Order at 6:30 p.m.

2. Roll Call

Mr. Porter, Chairman, executed the Roll Call.

3. Presentation of Data Regarding High Efficiency Gas Fired Boiler for Polk Elementary School

Mr. Grabinski: I'm Loren Grabinski, from C.E.S. We are mechanical engineers for the Polk project. Freddie had contacted me after your last meeting and gave me some guidance as to what information you guys were looking for relative to the proposed high efficiency gas boiler at Polk, to replace the cast iron that is in the project right now. Hopefully I have got what you guys have asked for simplified enough so you can understand it.

The first page I tried to breakdown the energy consumption and itemized savings based on the costs and so forth that we got from the subcontractors that we got on the boilers. The annual energy consumption of the specified boilers, roughly \$46,000; the high efficiency boilers \$40,000, projected savings, the premium for the high efficiency boilers, based on the numbers I got from the contractors, Montagno markup, total premium, and I took the savings of the premium divided by the savings and the payback is roughly 4.9 years.

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The next page is kind of an email trail of the pricing that I got from the subcontractor, showing the markup and the cost of the original boilers and the credit for the breeching.

The next two pages are the calculations that I did regarding how I came up with the energy savings, based on the heating load of 2,000,000 btu's, degree days, etc. That's pretty self explanatory.

Then I did sort of a rough cost estimate to show how I came up with the premium, and again that's right from the contractor's breakdown that he had given me.

The last pages are copies of the boilers themselves, the (inaudible) sheets, the specified units, pages right out of the shop drawings. There is a table that looks like this, what I've highlighted is the model, it's the 128HE-W-7 section boiler. What I did, when I did the cost analysis I compared the thermal efficiency of both boilers because there is a combustion efficiency on the Smith boiler, but there is also a thermal efficiency, so I wanted to make sure that I compared apples to apples. The last couple of pages are the quote that I got from Mechanical Marketing through the contractor showing the proposed high efficiency gas boilers. It outlines their efficiency, again that's based on 2,000,000 btu's per hour for both boilers.

Mr. Demirs: These are all cast iron boilers?

Mr. Grabinski: My guess is that they have stainless steel heat exchangers on them.

Mr. Porter: RTS is the unit we're using?

Mr. Demirs: Yea, the heat exchanger where the gas fires the tubes, those are stainless steel, but the boiler where the water goes through itself is not cast iron? Where the water is stored in the boiler.

Mr. Porter: Loren, the unit we're using is the RTS standard equipment?

Mr. Grabinski: That's for the specified units.

Mr. Porter: Okay, and what's the one

Mr. Grabinski: When you go further into the package there is the Aerco, this is the alternate. Trying to see where it would jump out at me about the internal

Mr. Magas: Are you looking at this page here?

Mr. Grabinski: That's for the specified units, which is cast iron. I was trying to find the same type of information on the well I'll make sure it's cast iron because that's what it should be. I would think it would be, being a 4 inch flange connection, 150 psi, I think that's the only way you're going to get there is with cast iron.

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Mr. Demirs: How many units are you installing?

Mr. Grabinski: 2, we're replacing H.B. Smith with these Aerco units, so it would be a one for one replacement.

Mr. Magas: Do they give us a life expectancy (inaudible)?

Mr. Demirs: Warranty.

Mr. Grabinski: With the H.B. Smith boilers, from the factory, I think they're both comparable, like 7 years warranty on the heat exchangers. The life expectancy of the proposing unit, the H.B. Smith we say 30 years. The life expectancy of these, because of the heat exchangers and because of what they are, is about 25 years, so there is a difference in life expectancy. I knew that might come up, so I ran a pretty simple life cycle analysis on the boilers themselves, assuming 30 years versus 25. And again the high efficiency boiler is a 25 year life expectancy, I go to the premium, the estimated gas savings, expected life, so you'll see a benefit to the operating budget of 20 years for the gas (inaudible). That amounts to \$113,000 over that 20 years. I took the cost to replace them which is what, the numbers I got from the contractor, with a markup, and I put an escalation of about 3%, because if you went to O & G or Turner that's what they would figure, multiply that by the 20 years, that's how I came up with the \$42,750, so the total cost of replacement 25 years from now is \$114,000. So essentially those boilers would pay for themselves over the life cycle. Comparing that to a 30 year life of the specified boilers, because you aren't realizing any savings is actually going to cost you that extra, well it wouldn't cost you any more money in the project right now, there is no savings for the gas because we're not improving the efficiency of those boilers, assuming that you wouldn't, the cost replacement at the end of 30 years is \$94,050. So as you can see with the high efficiency boilers, they essentially pay for themselves, and if you bank that money you'd have money at the end of their life cycle to put new ones in, it wouldn't cost you any money. Does that make sense?

Mr. Demirs: This unit that weight 1,700 lbs, that's filled with water. Is this unit being used to heat the domestic water also?

Mr. Grabinski: No. Just for the heating of the school.

Mr. Demirs: So it won't run in the Summer months?

Mr. Grabinski: No. And again, I didn't factor any of those variables into this, I tried to keep it as simple as I could.

Mr. Guerrera: Based on the school year.

Mr. Grabinski: Based on (inaudible) yea.

Mr. Demirs: The only question I have is, I think it's important that we know that this is a cast iron unit.

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Mr. Grabinski: Based on the information that I'm looking at here, I'm pretty confident that it is. I mean it has a 4 inch flange 150 psi (inaudible) connection (inaudible).

Mr. Demirs: Yea, I would think it is too.

Mr. Grabinski: That tells me it's cast iron on the water side. That's the only way they're going to do that (inaudible).

Mr. Demirs: The cast iron, the only reason why I asked these questions is because I know the cast iron holds the heat longer, the steel would release heat quicker, therefore it would run more, so could we just find out for sure if it's a cast iron boiler and let Freddie know so we can know. I appreciate that.

Mr. Grabinski: Yes.

Mr. Demirs: What's the regular maintenance that should be done to it on a yearly basis? Is there any regular maintenance?

Mr. Grabinski: I would think if the water treatment was kept up on the water side, it would be the same maintenance as you would with the gas side. I think with the high efficiency gas side, there would be less maintenance.

Mr. Demirs: Yea, than oil, I know that. Another question, could we run (inaudible) in this if we have to?

Mr. Grabinski: Yea, I believe we are running (inaudible).

Mr. Demirs: You have to, right?

Mr. Grabinski: Yea, that part of the system hasn't changed. That's what you have in the other schools.

Mr. Porter: (Inaudible) because some of the areas are exposed to weather?

Mr. Grabinski: Yea, we're running hot water into some of the air handlers for (inaudible).

Mr. Demirs: If it breaks down in the middle of the Winter and it's zero out, you won't break the boiler.

Mr. Porter: And the water added to it is nothing more than what they've used (inaudible) system also.

Mr. Demirs: (Inaudible).

Mr. Porter: To keep the Ph level up so it doesn't corrode it. Are all of your questions answered?

Mr. Demirs: Yes. I'm all set.

Mr. Porter: Okay, so we've already approved the boiler upgrade at the regular meeting, this is the data that was presented, and the question remains on the cast iron (inaudible).

Mr. Khericha: If there is an issue with that, I'll get back to you tomorrow as soon as Loren gets me the information. I'll drop you an email.

4. Discussion and Possible Vote on Increasing the Size of the Dumpster Storage Area for Judson Elementary School

Ms. Clancy: If we were to have two pickups every day, it would cost \$50.00 a week for us to do that. So ultimately if we increase the size of the enclosure it would really (inaudible).

Mr. Porter: How many pickups are being done there now?

Ms. Clancy: One a day.

Mr. Porter: One a day, a 4 yard dumpster?

Ms. Clancy: Yes.

Mr. Porter: My only question is it's been like that all this time, why do we need a 6 yard now? Why do we have to have 2 pickups now? I don't mean to belabor the point.

Mr. Walsh: Are there more students?

Mr. Porter: No.

Mr. Guerrera: (Inaudible) junk?

Mr. Khericha: (Inaudible.)

Mr. Porter: Well I suppose if we did it, it's looking to the future. I have no feelings either way; it's up to the committee.

Mr. Guerrera: So if we go to 2 pickups a day, they're going to charge us \$50.00 a week?

Ms. Clancy: Yes.

Mr. Khericha: That's \$2,800 a year.

Mr. Walsh: And that's a 6 yard? What's the cost of that a week?

Ms. Clancy: Current pick up is all part of our regular (inaudible) right.

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Mr. Waiculonis: Is it the same cost if we have a 4 yard versus a 6 yard there?

Ms. Clancy: The additional pickup was the \$50.00.

Mr. Waiculonis: (Inaudible) additional trash that would be the 6 yard (inaudible).

Mr. Porter: So they are anticipating picking up twice a day, 5 days a week?

Ms. Clancy: Right.

Mr. Khericha: Right now with the 4 yard, but the 6 yard they'll pick up only once.

Mr. Magas: So we need a bigger area?

Mr. Khericha: Yes.

Mr. Magas: Wider?

Mr. Khericha: Longer. We just adjusted and pushed the gate out 1.5 feet and that gives us (inaudible).

Mr. Magas: This is through Copes?

Mr. Porter: Yes.

Mr. Magas: And they don't make dumpsters that are taller?

Mr. Khericha: No.

Mr. Chipko: (Inaudible.)

Mr. Porter: It's a bid process.

Many people talking at once (inaudible.)

Mr. Walsh: (Inaudible.)

Ms. Clancy: Right.

Mr. Porter: In the grand scheme of things, \$3,000 isn't a lot of money; maybe it addresses the future.

Mr. Chipko: Is this an issue at Polk also?

Mr. Khericha: As soon as this was flagged, we flagged Polk right away.

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Mr. Chipko: Polk has more students than Judson.

Mr. Khericha: So we revised all the dimensions, sent it to Rey Cenicola and he said a 6 yard dumpster at Polk will be enough. We wanted to make sure there were no issues. We received an email last week from Rey Cenicola that said this will work, move forward.

Mr. Chipko: What about the High School?

Mr. Khericha: The High School is okay.

MOTION: (Mr. Demirs, sec. Mr. Waiculonis) to approve increasing the size of the dumpster enclosure to facilitate a 6 yard dumpster at Judson Elementary School for an amount not to exceed \$3,000.

Discussion: None

MOTION PASSED UNANIMOUSLY

5. Discussion and Possible Vote on Virco Invoices for Judson Elementary School

Mr. Porter: If you remember there was one (inaudible) 5 invoices with a credit memo and Lynn gave us the Virco invoice, the date and the amount, and if you go to Item 5G, it shows a Credit Memo from Virco dated September 29, 2009 in the amount of \$1,922.04. I think we should start at the top and do each invoice, authorize payment of the invoice, subject to acceptance of the credit, Item G. I ran a tape on it, it's \$3,359.36 we owe, there's a \$1,922.04 credit, we have a net payment to Virco of \$1,337.32.

A. Statement of Account for Virco.

B. Discussion and Vote on Virco, Invoice #91291586, dated September 4, 2009, in the amount of \$77.30 (attached).

MOTION: (Mr. Demirs, sec. Mr. Walsh) to approve payment to Virco, Invoice #91291586, dated September 4, 2009, in the amount of \$77.30.

Discussion: None

MOTION PASSED UNANIMOUSLY

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- C. Discussion and Vote on Virco, Invoice #91287869, dated August 26, 2009, in the amount of \$198.43 (attached).

MOTION: (Mr. Chipko, sec. Mr. Demirs) to approve payment to Virco, Invoice #91287869, dated August 26, 2009, in the amount of \$198.43, subject to the credit of \$1,922.04 being applied against the entire amount of this invoice (thus this invoice will not be paid).

Discussion: None

MOTION PASSED UNANIMOUSLY

- D. Discussion and Vote on Virco, Invoice #91299929, dated October 5, 2009, in the amount of \$126.28 (attached).

MOTION: (Mr. Demirs, sec. Mr. Waiculonis) to approve payment to Virco, Invoice #91299929, dated October 5, 2009, in the amount of \$126.28, subject to the credit of \$1,922.04 being applied against the entire amount of this invoice (thus this invoice will not be paid).

Discussion: None

MOTION PASSED UNANIMOUSLY

- E. Discussion and Vote on Virco, Invoice #91294045, dated September 14, 2009, in the amount of \$1,798.60 (attached).

MOTION: (Mr. Magas, sec. Mr. Chipko) to approve payment to Virco, Invoice #91294045, dated September 14, 2009, in the amount of \$1,798.60, subject to the credit of \$1,922.04 being applied against a portion of this invoice (thus this invoice will be paid in the amount of \$1,260.58).

Discussion: None

MOTION PASSED UNANIMOUSLY

- F. Discussion and Vote on Virco, Invoice #91300527, dated October 7, 2009, in the amount of \$1,058.75 (attached).

MOTION: (Mr. Demirs, sec. Mr. Walsh) to approve payment to Virco, Invoice #91300527, dated October 7, 2009, in the amount of \$1,058.75, subject to the credit of \$1,922.04 being applied against the entire amount of this invoice (thus this invoice will not be paid).

Discussion: None

MOTION PASSED UNANIMOUSLY

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G. Credit Memo for Virco, Invoice #91298628, dated September 29, 2009, in the amount of \$1,922.04 (attached).

MOTION: (Mr. Demirs, sec. Mr. Walsh) to accept the Credit Memo from Virco, Invoice #91287869, dated September 29, 2009, in the amount of \$1,922.04.

Discussion: None

MOTION PASSED UNANIMOUSLY

Mr. Porter: Lynn, when you pay those invoices, just show the credit.

6. Adjournment

MOTION: (Mr. Chipko, sec. Mr. Demirs) to Adjourn the Special Meeting at 6:56 p.m.

Discussion: None

MOTION PASSED UNANIMOUSLY

Special Meeting Adjourned at 6:56 p.m.

Respectfully submitted,

Robert Porter, Chairman
Watertown Public Buildings Committee

Approved: _____
Lynn M. LaForme, Clerk