

City Of Torrington

Torrington Parks and Recreation
153 South Main Street
Torrington, CT 06790



Tel: (860) 489-2274
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MEMORANDUM

To: Honorable Mayor Carbone
Members of City Council

From: J. Brett Simmons, Superintendent of Parks and Recreation

CC: Pennie Zucco, Purchasing Agent; Jerry Rollett, Director of Public Works

Date: December 22, 2017

Re: Tradesmen of New England - Conversion of two oil fired boilers and one water heater to natural gas at the Armory

I would like to recommend accepting the attached proposal from Tradesmen of New England dated December 14, 2017, in the amount of \$33,894.00, for the conversion of two oil fired boilers and one water heater to natural gas at the Armory. Tradesmen of New England has been the HVAC Contractor for the city since being awarded Bid #HVS-014-091213 Maintenance and Repair of HVAC Equipment in FY 2013/14.

This project is an approved FY-18 Capital Project with proposed funding from Fund 95 "Municipal Revenue Sharing Account" and Fund 91 "LoCIP Public Act Proceeds".

I have attached the following documents for your review.

- Proposal – Tradesmen of New England – December 14, 2017.

Thank you for your consideration in this matter.

December 14, 2017

Brett Simmons
Superintendent of Parks and Rec.
Torrington Parks & Rec Armory
140 main st
Torrington, Connecticut, 06790
brett_simmons@torringtonct.org
O-(860) 489-2385

Re: Torrington PRA-Torrington Armory Oil to Gas, rev01
Proposal: Q-491-101017

Dear Brett:

Thank you for the opportunity to provide you with this proposal. A detail of this proposed project scope and the project's value are shown below. Please review those confirming they meet your facility's needs, and contact me with any questions.

Project Intent:

For the conversion of the two (2) oil fired boilers and (1) water heater to natural gas. This project will remove all oil firing appliances at the Armory allowing for future oil tank removal.

The first step taken was to ensure the new gas burners would be sized correctly for the existing head load within the facility. This was confirmed and new burners were then selected following our site visit and subsequent load calculations back at our office. A flue liner will be required and this was sized based on the maximum firing rate of the new burners.

We have worked with the Eversource account representative (Melissa Fuller) who has determined a new gas line and outdoor gas meter will be required to meet the additional gas load. A field technician was dispatched and has determined the best location for the meter and gas line tie-in. He was to have met with you to discuss this in person and I believe this was done. Our scope will now include routing the new gas line from the outdoor meter, into the boiler room to feed the three burners and to extend to the hallway, tying into the existing kitchen fixture gas line. The existing / non-used gas line and gas meter will be removed and disposed of properly. The existing underground gas line will be capped and abandoned in place. The Eversource work will require contractual acceptance and we will coordinate this as part of the project. There is no charge for Eversource's construction services.

We also contacted the Eversource account executive (Andy Brydges) who has determined there is no utility incentive for this work.

Project Scope:

1. Disconnect and remove existing oil fired burners from two (2) boilers and (1) water heater.
2. Install new natural gas conversion burners into two (2) existing boilers.
3. Install new natural gas conversion burner into existing water heater.
4. We will coordinate the Eversource contract and outdoor meter installation.
5. New gas piping work:
 - a. Install gas piping from the outdoor meter to the boiler room.
 - b. Interconnect gas piping to the three (3) new boiler room burners
 - c. Extend the gas piping into the hallway and connect to the kitchen piping.
6. Existing gas piping:
 - a. Remove the indoor gas meter.
 - b. Cap the piping (going to the outdoors)
 - c. Remove the gas piping from the old meter to the hallway.
7. Remove slate from top of chimney to install liner and install galvanized sheet metal cap after liner installation.
8. Install a 16" flue liner sized to handle the load of all the equipment in the boiler room. (per code requirements) This liner will be supported with new angle iron supports within and at the base of the chimney.
9. Reconnect three existing flues to new chimney liner.
10. Reconnect the existing wiring to the new burners.
11. Start and set up combustion efficiency on the new conversion burners.
12. Blow back remaining oil in piping back to oil tank and remove oil piping back to wall. (Oil tank removal by others)

Scheduling Terms:

Our Operations Team will review this Project Proposal once it is booked and contact you for scheduling coordination.

Project Value: \$33,894.00

Project Invoicing:

1. Thirty percent (30%) of project full price shall be invoiced upon approval of project.
2. Thirty percent (30%) of project full price shall be invoiced upon deploying of field labor and delivery of major project equipment.
3. Remaining portion of project full price shall be invoiced upon substantial completion of project.
4. Term of payment is 30 days from date of invoice.
5. Contingent upon written account credit approval from TNE Accounting Dept.

Value Proposition:

- Retained ownership of workmanship through the life of the contracted relationship
- Engineering Staff to aid in gather and calculating data and scope
- Facility Experience
- Internal Safety Program and OSHA Compliance
- Client/Partner Relationship



Tradesmen of New England LLC

An HVAC Mechanical Services & Controls Contractor
21 East Dudley Town Road, Bloomfield CT 06002
www.TradesmenofNE.com

CT Lic. #S1-393302, CT Lic. #MEC-0001200, MA Lic. #107562

Clarifications:

1. Price does not include the following:
 - a. Permit fee
 - b. Cost for off shift work or overtime
 - c. Delays due to lack of access
 - d. Asbestos Abatement
 - e. Sales tax
2. Client to provide reasonable located parking for Trade Vehicles at no cost to TNE
3. Price is valid for 30 days
4. Proposal is based on your acceptance of the terms set forth on the attached General Terms and Conditions

Customer Acceptance:

Name: _____ Date: _____

Title: _____

Signature: _____ PO#: _____

Again thank you for this opportunity and please do not hesitate to contact me with any questions.

Sincerely,
Chip

G. Chip Ott
Director of Business Development
Office (860) 243-3475
Fax (860) 243-3207
Cell (203) 506-8023



Terms and Conditions

1. The guarantees and services provided under the scope of this agreement are conditioned upon customer properly operating and maintaining systems/equipment. Customer will do so in according to industry accepted practices and in consideration of TNE recommendations.
2. Customer will provide and permit reasonable means of access to all covered equipment. TNE will be allowed to start and stop equipment as necessary to perform its services.
3. The quoted annual rate for "Full Service" contracts is based upon the system(s) listed to be in a maintainable condition. If repairs are found necessary after the initial inspection or initial seasonal startup inspection a quotation will be submitted for approval. Should customer decline to authorize the repairs to be performed, TNE may eliminate those items from its scope of responsibility and adjust the agreement price accordingly.
4. Customer agrees to pay invoices within thirty (30) days of receipt. TNE reserves the right to cancel this and/or stop work under this agreement without notice, should payment become forty-five days or more delinquent.
5. It is agreed that the repair, replacement, and emergency service provisions apply only to the equipment and systems listed. Repair and replacement of non-maintainable portions, such as duct work, furnace heat exchangers, shell and tube heat exchangers, all diffusers, cabinetry, inter-connecting piping, main power service and electrical distribution system, valve bodies, coils, pipe insulation glycol, storage tanks, piping systems, structural supports, etc. are excluded.
6. This Agreement applies to the functional components and parts of mechanical systems as typified in the scope of work of this agreement.
7. At its prevailing rates or at negotiated lump sum prices, TNE will perform work not covered by this agreement. This shall include responding to abnormal conditions for system(s) and equipment not covered by this agreement. Repairs or replacements necessitated by reason of customer negligence or misuse are not included.
8. In the unlikely event of failure to perform obligations, TNE's liability to repair or replacement at its option, and such shall be customer's sole remedy. Under no circumstances will the contractor be responsible for the loss of use, loss of profits, increased operating or maintenance expense, claims of customer's tenants or clients, or any special, indirect or consequential damages.
9. The Agreement does not include responsibility for system design deficiencies, such as, but not limited to poor air distribution, water flow, imbalances, etc. It does not include responsibility for system, equipment and component obsolescence, electrical failures, unserviceable equipment, and operating the system(s).
10. TNE will not be liable for delays or failure to obligate due to fire, flood, strike, lockout, freezing, unavailability of material, riots, acts of God, or any cause beyond reasonable control.
11. Only TNE's personnel or agent are authorized to perform the work included in the scope of this agreement. TNE may, at its option, cancel this agreement should non-authorized individuals perform such work.
12. In the event either party must commence a legal action in order to enforce any rights under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting and defending the claim, as the case may be.
13. In addition to the prices quoted, customer shall be responsible for all taxes applicable to the services and/or material provided here under.