WEBVTT

1
00:00:02.760 --> 00:00:08.340
Guilford Host1: Good evening, welcome to a special meeting of the Standing Committee to the town of guilford.

2
00:00:09.480 --> 00:00:11.160
Guilford Host1: And tonight we're going to cover the.

3
00:00:13.230 --> 00:00:20.640
Guilford Host1: Plans and specifications for the guilt and lakes and Cox elementary school boiler projects so that they can hopefully go off to bed.

4
00:00:21.780 --> 00:00:24.060
Guilford Host1: So thank you all for joining.

5
00:00:27.510 --> 00:00:33.480
Guilford Host1: I know that I did receive the Cox documents on Friday and.

6
00:00:34.890 --> 00:00:41.460
Guilford Host1: did not receive the guilford lakes one until just now, so I think the other people may have received them.

7
00:00:43.830 --> 00:00:45.540
Guilford Host1: So I guess i'd ask.

8
00:00:46.710 --> 00:00:48.960
Guilford Host1: That folks from all.

9
00:00:50.700 --> 00:00:52.890
Guilford Host1: The silver Petrus Ali maybe walk us through.

10
00:00:54.000 --> 00:00:55.530
Guilford Host1: The projects, briefly, if you don't mind.

11
00:00:56.160 --> 00:01:05.730
Marty: Absolutely um I I personally did go for lakes and, like the Cox plan, I am familiar with, with what went on, and everybody hear me okay sure.

12

00:01:07.350 --> 00:01:10.020
Clifford Gurnham: Marty Hello cleaning up or did you just want to talk about.

13
00:01:11.250 --> 00:01:12.780
Marty: I I can just talk about it.

14
00:01:13.800 --> 00:01:23.160
Marty: So right on I mean, I assume, everybody has the drawings I just go for leaks essentially what we're doing as a one for one replacement of everything.

15
00:01:24.120 --> 00:01:30.600
Marty: we're replacing the cooling tower we've got to oil fired boilers we have six pumps, we have a cooling tower pump.

16
00:01:31.440 --> 00:01:42.600
Marty: We have a condenser water loop which which feeds the heat pumps in the building and then we have a hot water pumps for those replacing the existing expansion tanks and air separator is in the space.

17
00:01:44.040 --> 00:01:51.570
Marty: The chemical treatment appears to be relatively new So when I can replace that the cooling tower we're also calling to replace all the piping in the boiler room.

18
00:01:52.050 --> 00:02:00.840
Marty: We got a lot of rust the expansion tanks are the theorists operators are very, very rusty and there's really not a lot of tickets that we recommend saving.

19
00:02:01.560 --> 00:02:10.800
Marty: Down there got cut a pretty good life at this equipment and i'm also going to replace the preaching which goes up to the roof, so that a little bit of room for that i'm.

20
00:02:11.580 --> 00:02:24.180
Marty: The one thing we were doing as an alternate for front of least at least my job, we have to heat exchangers down in the basement there one of them protects the building loop from the cooling tower.

21
00:02:24.720 --> 00:02:30.000
Marty: And then we have another heat exchanger which helps to supplement the condenser what a little bit where the water.

22
00:02:30.450 --> 00:02:38.280
Marty: And so we're calling those as an alternate because the one protecting the cooling towers it's a big piece of equipment and.

23
00:02:38.850 --> 00:02:42.780
Marty: You know, being conscious of budget which is doesn't hurt to put as an alternate and.

24
00:02:43.470 --> 00:02:53.040
Marty: But it is, it is 2627 years old, at this point um what I am doing in on the base drawings is con to just clean it and see see see what's what's in there.

25
00:02:53.820 --> 00:03:04.620
Marty: Luckily it's a way it was designed as well to me to clean, but if they pull it apart, we decide, you know if the if the price is the journey but you know we can certainly replace it.

26
00:03:06.420 --> 00:03:15.000
Marty: Basically, what we have there just to conventional oil fired cast iron boilers because the requirements to combustible flus that gone through the roof.

27
00:03:16.500 --> 00:03:17.040
Marty: Basic.

28
00:03:18.060 --> 00:03:21.420
Marty: split couple of pumps that circulate the water, the various loops.

29
00:03:22.500 --> 00:03:35.580
Marty: mess and we're going to integrate into the existing control system we have a control panel it'll come with the burners, but they did quite a bit of control work at the job, or rather, for the entire school last year, so there is a control panel down there.

30
00:03:37.200 --> 00:03:44.190
Marty: Which i'm sure we can tie the vast majority into it, you only slight difference that what i'm doing on this job is.

31
00:03:45.330 --> 00:03:50.520
Marty: i'm doing a private what's known as a primary, secondary pumping system so heating loop.

32

00:03:51.120 --> 00:03:58.920
Marty: Is it just goes to the building and then the boilers actually feed into that that's a design that became popular back in the early 2000s when.

33
00:03:59.700 --> 00:04:07.650
Marty: cast iron sections, the quality was kind of going down and we were getting a lot of crack sections, because what would happen is buildings in order to save energy.

34
00:04:08.070 --> 00:04:17.580
Marty: They shut the building down and either lower the temperature and then they fired the boilers up and run around the word for that and that the 5560 degree water cool down from 180 at night in the building.

35
00:04:18.720 --> 00:04:21.930
Marty: And the cold water and hit the hot sections and crack and so.

36
00:04:22.890 --> 00:04:33.660
Marty: What they have now actually as to whether pumps that just posted in supply back to return that's another way to do it, but the primary, secondary is probably the most common way so it's just an added level of protection.

37
00:04:34.470 --> 00:04:41.370
Marty: But guilford lakes, is essentially place and hopefully songs there's no surprises, but we know what's down there.

38
00:04:42.480 --> 00:04:53.520
Marty: Cox is also mike's going from one to one replacement down there he's approaching the same thing as I am Eastern the primary, secondary pumping configuration of what he is doing out.

39
00:04:54.030 --> 00:05:01.710
Marty: I think I presume he's going to do the same thing, but at least some conflict bfd is all the pumps so wherever we can introduce a little bit of energy efficiency.

40
00:05:02.490 --> 00:05:10.650
Marty: we're going for that relatively inexpensively these days i'm at at Cox, he is introducing can.

41
00:05:11.370 --> 00:05:16.560
Marty: condensing boilers but for the high efficiency ones under the right conditions they they'll operate in 98%.

42
00:05:17.040 --> 00:05:31.260
Marty: The be skeptical engineering me tells you that they will only operate 9% 90% under specific conditions, so what they do the energy efficiency is there and he's got a very similar situation he's got a colon terry's got heated exchanges you've got pumps.

43
00:05:33.360 --> 00:05:43.770
Marty: Different buildings are very similar designs, the ones, present the same engine that them quite honest with you this is he has he pumped configurations similar not exactly the same, but.

44
00:05:45.030 --> 00:06:01.350
Marty: that's it I it's a hopefully one to one I don't think there should be any surprises because we both know what's down and those buildings i've got the drawings for two weeks national service kind of wasn't easy to figure out, but we do understand what's there.

45
00:06:03.720 --> 00:06:05.070
Marty: And that's about it folks.

46
00:06:05.580 --> 00:06:16.530
Clifford Gurnham: Marty, did you call out I probably not because I didn't ask for it actually it would be might that would have no it's a lakes, can we tie in a oil level level sensor.

47
00:06:18.150 --> 00:06:21.720
Clifford Gurnham: From the existing oil tank to the bms system.

48
00:06:22.380 --> 00:06:25.050
Marty: I will look at that I vaguely recall seeing.

49
00:06:27.540 --> 00:06:30.300
Marty: it's just down there today to I vaguely recall seeing.

50
00:06:31.440 --> 00:06:33.690
Marty: I think you might have had one at one point standing.

51
00:06:34.350 --> 00:06:39.060
Marty: Yes, Okay, so you you'd like new one yep okay all right.

52
00:06:40.020 --> 00:06:44.340

Clifford Gurnham: yeah again something that can tie in the building management system, I think the other one was a standalone system.

53
00:06:44.910 --> 00:06:49.380
Clifford Gurnham: yeah and just so everyone understands and knows the difference between the two projects.

54
00:06:49.740 --> 00:06:53.400
Clifford Gurnham: And why one has cast Ireland boilers kind of the old.

55
00:06:53.580 --> 00:07:06.150
Clifford Gurnham: Sexual style and the other one has a newer condensing boiler Cox has gas, so we can go to a condensing boiler there, we do not have gas we're still on oil up at.

56
00:07:07.260 --> 00:07:10.680
Clifford Gurnham: At lakes so we're trying to have stuck with the.

57
00:07:12.270 --> 00:07:24.660
Clifford Gurnham: Other style and there's no gas anywhere in that area up there that we can you know kind of tap into at this point so that's why we're going with those two different styles.

58
00:07:29.520 --> 00:07:37.980
Marty: You bear in mind to the oil fired boilers I mean with with with gas they're very you know they're cleaner for sure, and then more energy efficient.

59
00:07:38.610 --> 00:07:40.170
Marty: Oil fired is still at.

60
00:07:40.170 --> 00:07:46.170
Marty: 85% so it's not it's not to archaic but it's not quite as great as this gas.

61
00:07:51.090 --> 00:07:58.650
Guilford Host1: hey I didn't see the the actual bids long are we asking the contractors to.

62
00:08:01.560 --> 00:08:03.330
Guilford Host1: Because they quote both what the.

63
00:08:04.740 --> 00:08:10.740

Guilford Host1: Combined hopefully savings would be if they were awarded both projects it spoken about.

64
00:08:11.280 --> 00:08:34.050
Clifford Gurnham: The so The goal is we're going to put out one did with the two packages, you know combined into one will merge them together and on the bid form will have you know Cox bid and then lakes bid and the alternate and then a combined or add the direct line to allow us to.

65
00:08:35.340 --> 00:08:38.520
Clifford Gurnham: You know play that card if we award to the same company.

66
00:08:43.590 --> 00:08:48.750
Guilford Host1: what's the risk you'd mentioned that the heat exchangers I think we're going to be walnuts.

67
00:08:50.940 --> 00:08:57.570
Guilford Host1: We are 26 years old what's the what's the risk to the the new equipment, if the heat exchanger goes down.

68
00:08:58.890 --> 00:08:59.520
Guilford Host1: Is there any.

69
00:09:00.120 --> 00:09:07.350
Clifford Gurnham: I just wiped out the you'd have to shut down the system, but at least that loop, depending on what fails within that system.

70
00:09:08.970 --> 00:09:20.460
Clifford Gurnham: And it's, not because we don't want to do those per se it's just that it may push us out of our budget so we want to be able to have the ability to.

71
00:09:21.600 --> 00:09:30.420
Clifford Gurnham: At least do some work this summer, if we have the funds and the bids come in low enough, we will definitely recommend replacing those.

72
00:09:31.530 --> 00:09:32.790
Clifford Gurnham: But we need to have.

73
00:09:33.840 --> 00:09:38.460

Clifford Gurnham: The way I look at it, we need to have some way of have a job adjusting.

74
00:09:39.540 --> 00:09:46.920
Clifford Gurnham: If the bids come in a little too high, especially the market is right now with everybody, you know constructions kind of all over the place, so.

75
00:09:48.090 --> 00:09:49.380
Clifford Gurnham: It gives us flexibility.

76
00:09:50.310 --> 00:09:58.590
Marty: yeah we do have to, we do have to heat exchange we've got one for the cooling tower a little bit then want to supplement the building loop which which shares.

77
00:09:59.220 --> 00:10:06.570
Marty: cooling tower water but it's protected, on the other side of the heat exchanger so if we lost the big heat exchange, it was cool and if we lost a little one.

78
00:10:08.580 --> 00:10:19.650
Marty: you'd lose heating, but you could you could reply back pretty quickly to at least keep the building fairly warm you know it's it's a supplemental thing that he pumps to eat but it's a picks up an extra half degrees there.

79
00:10:21.090 --> 00:10:21.480
Clifford Gurnham: Mario.

80
00:10:22.950 --> 00:10:24.570
Clifford Gurnham: I get confused by building but.

81
00:10:25.800 --> 00:10:30.840
Clifford Gurnham: I know some of the schools have two loops so you have that condensing water loop.

82
00:10:31.290 --> 00:10:33.300
Clifford Gurnham: But then, you also have the primary.

83
00:10:33.600 --> 00:10:36.180
Clifford Gurnham: loop that goes out to all the fin to radiation.

84

00:10:36.600 --> 00:10:38.250
Clifford Gurnham: So even if you lose.

85
00:10:38.700 --> 00:10:52.950
Clifford Gurnham: Your heat exchanger and you lose the capability of
sending heat to heat pumps, you still have baseboard heat to keep the
school, so we wouldn't lose necessarily the school, as far as complete
heating.

86
00:10:54.000 --> 00:11:12.060
Clifford Gurnham: Which is nice, because we have had issues going both
directions, you know with either a three way about going bad or heat
exchanger going bad and we've been able to compensate for either one by
ramping up the other system, a little higher and changing you know
schedules and stuff correct.

87
00:11:12.330 --> 00:11:12.780
Marty: hundred percent.

88
00:11:15.240 --> 00:11:16.860
Ted Sands: Let me ask you a question.

89
00:11:17.970 --> 00:11:18.330
Ted Sands: I.

90
00:11:22.350 --> 00:11:30.990
Ted Sands: instinctively i'm a little uncomfortable with this idea that
we're replacing these boilers but we're leaving place 26 year old.

91
00:11:32.250 --> 00:11:37.230
Ted Sands: heat exchangers why couldn't we put the heat exchangers as an
extra.

92
00:11:39.540 --> 00:11:39.990
Clifford Gurnham: We are.

93
00:11:41.070 --> 00:11:43.050
Clifford Gurnham: There alternatives already in the big package.

94
00:11:43.740 --> 00:11:45.030
Ted Sands: There in the back is.

95
00:11:45.330 --> 00:11:51.990

Clifford Gurnham: they're just they're just called out as an alternate in case we get into a bind with the clash, because I think.

96
00:11:52.680 --> 00:12:04.590
Clifford Gurnham: Ted your you may be aware, I think I told the board of ED this before, but at lakes, we one of the two boilers has completely failed and blow the section so it's been isolated, we ran off the.

97
00:12:05.160 --> 00:12:11.760
Clifford Gurnham: Other boiler for the balance of the season so about a month and a half we've been running with one boiler that's why we have to.

98
00:12:12.930 --> 00:12:27.450
Clifford Gurnham: But that one boy was completely shocked, so in my eyes, we don't have really the opportunity to wait a year that's why we're pushing to get this project done, because we know the bill boilers are failing, hence one oil that's completely down right now so.

99
00:12:28.680 --> 00:12:31.050
Marty: yeah when we when we were estimating the project.

100
00:12:32.070 --> 00:12:36.600
Marty: Budget we're just finding commercial construction costs to be getting a little bit out of hand these days.

101
00:12:36.990 --> 00:12:45.060
Marty: So you know it's I would absolutely recommend you know, replacing the heat exchangers if you could but it's something.

102
00:12:45.570 --> 00:12:49.470
Marty: That it is possible that they're actually not in bad condition and we could just clean them out.

103
00:12:49.920 --> 00:13:02.430
Marty: But it's also possible they may open those things up, and it could be a corrosion issue as well, but it's wanted to give ourselves the benefit for a little bit of flexibility, because I think the big one is going over $60,000 in that range.

104
00:13:04.170 --> 00:13:06.330
Marty: But what can we do if we can.

105
00:13:08.280 --> 00:13:11.490

Ted Sands: help me out here cliff we don't have $60,000.

106
00:13:12.990 --> 00:13:15.900
Clifford Gurnham: that's where these come in, they come in with our with a.

107
00:13:17.910 --> 00:13:25.170
Clifford Gurnham: What I would call a normal construction cost, then I think we would have the opportunity, probably to do it.

108
00:13:26.940 --> 00:13:28.140
Clifford Gurnham: If they come in.

109
00:13:29.610 --> 00:13:33.540
Clifford Gurnham: High because of everything that's going on with phobias and and.

110
00:13:35.250 --> 00:13:37.980
Clifford Gurnham: contractors being so busy.

111
00:13:39.060 --> 00:13:40.710
Clifford Gurnham: Then it may push us out of that.

112
00:13:42.540 --> 00:13:43.890
Clifford Gurnham: You know price range so.

113
00:13:47.490 --> 00:13:57.840
Clifford Gurnham: And, as you know, you know it also depends on with that bond, you know the other projects, you know we are able to balance the projects to that single bond so.

114
00:13:59.610 --> 00:14:02.640
Clifford Gurnham: It just depends, where all these projects will roll in so.

115
00:14:05.790 --> 00:14:08.790
Ted Sands: If we had to replace the heat exchangers.

116
00:14:10.560 --> 00:14:13.230
Ted Sands: On short notice how hard is that to do.

117
00:14:15.750 --> 00:14:29.700

Clifford Gurnham: We actually did that I don't know if you recall, we had to do that Jones because we lost the heat exchanger at Jones prior to the Energy Performance contract, so we ended up, it was in the Energy Performance contract, we end up pulling it out, because it failed premature.

118
00:14:30.870 --> 00:14:32.490
Clifford Gurnham: You know about six months ahead of time.

119
00:14:34.200 --> 00:14:38.490
Clifford Gurnham: So we revamped it, I think it took us a couple days to get it back online.

120
00:14:40.020 --> 00:14:45.510
Clifford Gurnham: they're able to get a replacement relatively quickly, but again.

121
00:14:46.650 --> 00:14:50.490
Clifford Gurnham: you're not guaranteed that there's one sitting on the shelf, right now, it.

122
00:14:51.720 --> 00:14:54.690
Clifford Gurnham: To me gamble's out there and unknown factor so.

123
00:14:55.140 --> 00:15:00.930
Guilford Host1: that's The biggest challenge right now is the availability of materials it'd be weeks literally.

124
00:15:01.200 --> 00:15:12.510
Marty: yeah I mean the other thing i'd like to add to that to this is, this is a little bit of hearsay but we're hearing that piping prices are about to go through the roof as well, I came back from a meeting last Friday my boss that he went up 90%.

125
00:15:13.950 --> 00:15:14.700
Guilford Host1: across the board.

126
00:15:14.790 --> 00:15:16.560
Guilford Host1: Steel lumber everything is.

127
00:15:17.730 --> 00:15:20.430
Guilford Host1: Three 4% higher than what it has been a year ago.

128

00:15:21.270 --> 00:15:26.700
Marty: yeah not normally when we do a boiler job you know i'm going to
rip everything out and then replace everything new.

129
00:15:27.120 --> 00:15:33.480
Marty: Just knowing the way the economy wasn't and having watched
projects go through construction last time and with with the issues of
cove it was.

130
00:15:33.810 --> 00:15:50.040
Marty: stuff that was on order, we did one school down in fairfield and
everything was on order before Coleman head and I had to know where it
was going to be another two three months so it's it's so when we do all
fairness, like this is just a little bit of padding and protection if we
can.

131
00:15:53.430 --> 00:15:54.000
Guilford Host1: questions.

132
00:16:03.690 --> 00:16:04.230
Guilford Host1: Okay.

133
00:16:06.450 --> 00:16:07.740
Guilford Host1: There are no questions.

134
00:16:09.510 --> 00:16:16.260
Guilford Host1: The purpose tonight is to get the approval and standing
building committee to a while these projects to go out to bid.

135
00:16:17.520 --> 00:16:20.520
Guilford Host1: So someone like to make a motion to that regard.

136
00:16:24.060 --> 00:16:28.380
Daniel Lamberton: i'll make the motion David to move these projects to go
out to bid Stan.

137
00:16:31.080 --> 00:16:32.250
Guilford Host1: Any further discussion.

138
00:16:34.920 --> 00:16:36.480
Guilford Host1: If not going to have a second, please.

139
00:16:37.980 --> 00:16:39.420

James DeMaio: i'll second James.

140
00:16:41.220 --> 00:16:42.120
Guilford Host1: and

141
00:16:42.420 --> 00:16:43.350
Guilford Host1: All in favor.

142
00:16:44.940 --> 00:16:45.210
James DeMaio: Aye.

143
00:16:45.360 --> 00:16:46.050
Daniel Lamberton: Aye Aye.

144
00:16:47.670 --> 00:16:50.580
Guilford Host1: Any any any knows.

145
00:16:52.200 --> 00:16:53.130
Guilford Host1: me abstentions.

146
00:16:57.630 --> 00:16:59.070
Guilford Host1: You gotta run with it.

147
00:17:00.150 --> 00:17:01.830
Clifford Gurnham: All right, Thank you everyone.

148
00:17:02.970 --> 00:17:03.360
Clifford Gurnham: For your time.

149
00:17:03.720 --> 00:17:08.190
Clifford Gurnham: Again, we did have one I believe one other item on the agenda which.

150
00:17:09.390 --> 00:17:14.130
Clifford Gurnham: We are not going to present tonight, it was the change order for baldwin for the ARV.

151
00:17:15.510 --> 00:17:30.060
Clifford Gurnham: mounting pad that has not been reviewed by the engineers it did come in quite high, so we need to thoroughly vet that before we pass it along so you'll see that to June 1 meeting.

152
00:17:35.520 --> 00:17:38.160
Guilford Host1: covered our agenda emotion, to close the meeting.

153
00:17:43.620 --> 00:17:47.430
Ted Sands: Somebody gonna want somebody make a motion.

154
00:17:47.550 --> 00:17:49.230
Peter Rader: Dave i'll make that motion.

155
00:17:49.560 --> 00:17:51.390
Guilford Host1: Thank you have a second.

156
00:17:52.950 --> 00:17:53.820
Daniel Lamberton: Second, this has been.

157
00:17:54.900 --> 00:17:55.650
Guilford Host1: Your favorite.

158
00:17:57.480 --> 00:17:58.230
Guilford Host1: Alright guys.

159
00:17:58.620 --> 00:17:59.280
Clifford Gurnham: Thanks everyone.

160
00:17:59.910 --> 00:18:01.650
Guilford Host1: For your time folks from chisholm.

161
00:18:02.130 --> 00:18:02.760
Daniel Lamberton: Take care.

162
00:18:03.090 --> 00:18:04.320
Guilford Host1: Thanks Terry right.