



NEW HOPE-SOLEBURY SCHOOL DISTRICT  
*Engaging, Enriching, and Empowering All Students  
through a World-Class Education*

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## **Facilities Committee**

Thursday 16<sup>th</sup> May, 2019  
7.15pm District Conference Room

*Per BOG 006.2, all public meetings of the Board of Directors,  
including committees, are audio recorded.*

### **Call to Order**

### **Approve Minutes from the April 16<sup>th</sup> 2019 Meeting**

### **Old Business**

- Facilities Chair Opening Statement- Mr. Capriotti
- Facilities Management Plan Update-
  - 2019/2020 Capital Projects/Summer Project Budget - Mr. Teasdale
  - High School Boiler Proposal- Mr. Teasdale
- Car Parking/Kiosk Update and Presentation- Mr. Lechman/Mr. Teasdale

### **New Business**

- Athletics Update- Mr. Pedersen

### **Public Comment**

### **Adjournment**



## Facilities Committee Minutes

April 16th, 2019

**Board Chair**—Mr. Capriotti

**Administrative Liaison**—Mr. David Teasdale

**Attendance**—Please see the accompanying committee attendance sheet.

Mr. Capriotti called the meeting to order at 7.17pm.

The minutes of the March 21st, 2019 meeting were approved.

### Old Business

- **Facilities Chair Opening Statement-** Mr. Capriotti gave an update in relation to the policy of the facilities committee and the voting structure. There was committee discussion in relation to this matter.
- **Facilities Committee Functional Statement-** this was spoken in conjunction with the Facilities Chair Opening Statement by Mr. Capriotti. The functional statement will be reviewed and discussed at next meeting.
- **Facilities Management Plan**
- **Athletic Capital Improvement Items-** Mr. Teasdale gave an update in relation to the Athletic Capital Items which were presented at the March Facilities Meeting. The District will be looking at Design and Cost Proposal from ELA and Keystone Sports, these are initial design and cost proposals for the board and committee to have an understanding of what the cost would be for the items in the Capital Improvement Plan, this process is just information gathering. There was committee discussion in relation to the Athletic Capital Improvement Items.
- **Summer Project Items-** Mr. Teasdale gave an update of the summer project list that were presented at the last few meetings, we are awaiting some quotations, due to scope of some projects and bid processes there are some items which may not be able to be completed this summer. There was committee discussion in relation to the Summer Capital Improvement Items.
- **High School Boiler Update-** Mr. Teasdale gave an update on the issues with the High School Boiler, we have 3 sections of the boiler that have leaks in the system. This boiler has had issues over the time and the boilers have reached the end of their expected useful life, the recommendation is to replace both boilers which can be completed and installed by September in time for the winter season. The design of the new boilers was scoped as part of the High School Boiler Study report which was completed by the engineers of the project. The cost is \$462,575 and will be

performed by Johnson Controls under a state based contract under COSTARS. There was committee discussion in relation to the High School Boiler Update.

- **Car Parking Management Plan-** Mr. Lechman gave an update of the presentation presented several months ago and also a recommendation was presented. The Administration recommends remaining status quo for our facilities which includes our parking lots, this would be achieved by ensuring any user wishing to utilize our parking facilities and make a request through the Facilities Use Fee Schedule. This recommendation is what we believe is in the best interest of the District in ensuring no District events are effected. Mr. Lechman gave a detail explanation of the recommendation. The committee would like to see more information and presentation in relation to the possibility of Kiosk being installed and at present we will work of the Facilities Use Schedule Fee for users wishing to utilize the lots. There was committee discussion in relation to the recommendation and also the option to Kiosk
- **Hall of Fame Update-** Mr. Capriotti gave an update of the first meeting held in relation to the Athletic Hall of Fame and how to create the process and bi-laws and creating the criteria. There was committee discussion in relation to this matter.

#### **New Business**

- **Athletics Update-** No report, any Athletic performances of note will be presented at the School Board Meeting under student reports.
- **Committee Comments**
- Lisa Menz had a follow up in relation to the consequences of calling the police in relation to using the district facilities without a booking.
- Mr. Adar had a question in relation to external cameras in our parking lots. Mr. Teasdale gave a response to the question.

#### **Public Comment**

- Mr. Coppens had questions in relation to the boilers and the carbon footprint, and the cost of kiosk and the parking in relation to the district and the borough.
- Mr. Band had a question in relation to the tennis courts and engineering reports in relation to the tennis courts. There was also a question in relation to filed 9 and the rocks that were in the staging area of this location.
- Mr. Capriotti responded to the Public Comment.

Mr. Capriotti adjourned the meeting at 8.53pm.

Respectfully submitted,  
Administrative Liaison

*David Teasdale*  
*Director of Operations*





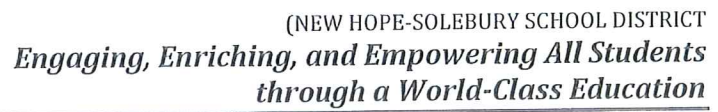
NEW HOPE-SOLEBURY SCHOOL DISTRICT  
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Member Facilities Committee Meeting Sign-In and Attendance Tuesday April 16<sup>th</sup>, 2019.

Name (Please Print)	Signature
John Capriotti (V)	<i>John Capriotti</i>
Deidre Alderfer (V)	<i>Deidre Alderfer</i>
Mark Cowell (V)	<i>Mark Cowell</i>
David Teasdale (NV)	<i>David Teasdale</i>
Dr Chuck Lentz (NV)	<i>Charles R. Lentz</i>
Andrew Lechman (NV)	<i>Andrew M. Lechman</i>
Dudley Rice (NV)	
David Hansel (NV)	<i>David Hansel</i>
Jonathan Adar (NV)	<i>Jonathan Adar</i>
Rich Hepp (NV)	
Lucas Craig (NV)	
Lisa Menz (NV)	<i>Lisa Menz</i>
Carl Maio (NV)	<i>Carl Maio</i>
Scott Thistlewaite (NV)	<i>Scott Thistlewaite</i>
Nimamarie Vlahovic (NV)	
Erik Pedersen (NV)	
Kris Foulke (NV)	

**Please note:** This sign-in sheet will be included in the meeting minutes and posted to the District's website.  
(V): voting committee member (NV); non-voting committee member



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**Please note:** This sign-in sheet will be included in the meeting minutes and posted to the District's website.

New Hope-Solebury School District  
2019-2020 Budget Packet

**Capital Reserve Fund**

The District has been funding a capital reserve fund for identified capital projects. A facility condition assessment was completed in 2018 to identify all of the current capital needs across all district facilities. That study identified 650 projects over the next 20 years with an estimated cost of \$37M. 2019-2020 will be the first year the District creates a budget for this fund for projects identified in the assessment that were determined as immediate year 1 needs. For 2019-2020, there is a projected beginning fund balance of \$2,916,965 in capital reserve funds available. \$1,559,000 will be allocated for the following projects.

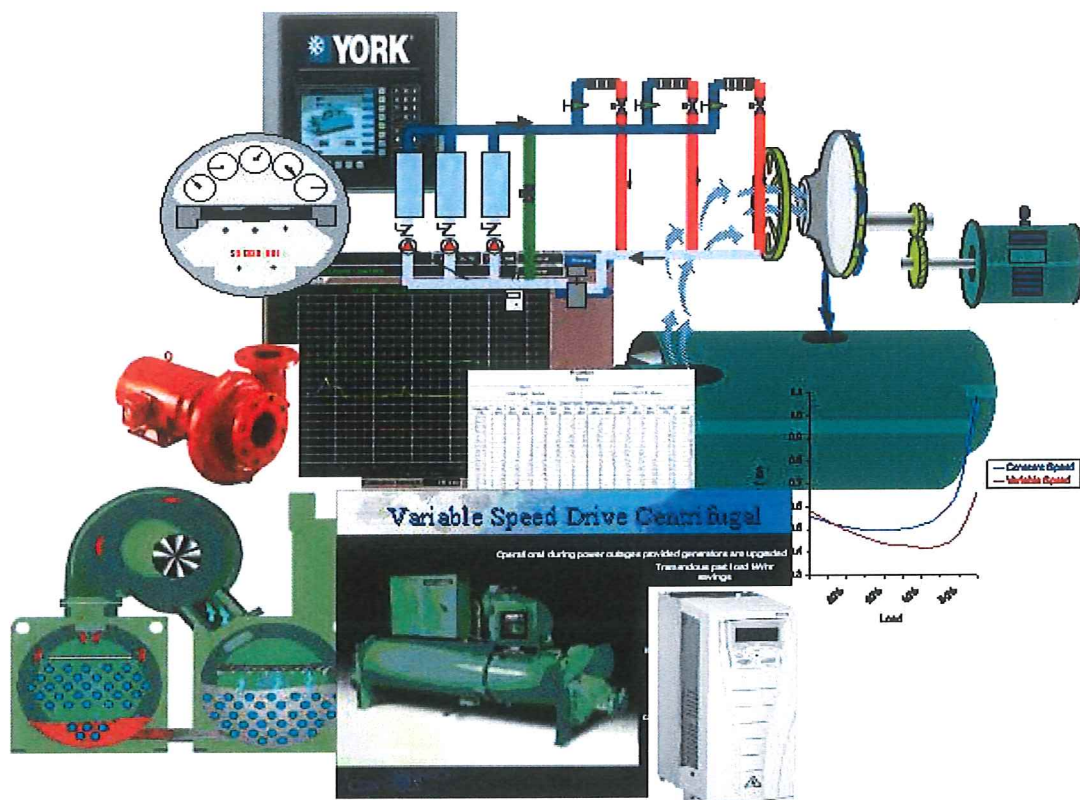
District Facility / Location	Project Description	Amount
Construction Project Close Out	Campus Revitalization Project Budget Overruns	\$200,000
District Wide	Campus Signage including ADA Parking	\$25,000
UES	Replace Backflow Prevention – 2 Units	\$10,000
UES	Install Gutters and Downspouts	\$4,000
MS	Replace Library Carpet	\$80,000
HS	Replace 2 Boilers (removed from renovation project)	\$500,000
HS	Replace VCT Flooring – 2 <sup>nd</sup> floor (removed from project)	\$20,000
HS	Asbestos Abatement – VCT flooring removal	\$30,000
HS	Repair and Repoint Brickwork	\$5,000
Athletic	Resurface Track	\$205,000
Athletic	Replace Tennis Courts	\$700,000
Total Projects		\$1,779,000

Annually the district evaluates the General Fund budget results to determine the amount, if any, available to transfer to the Capital Projects Fund to fund capital projects.



## New Hope – Solebury School District

**COSTARS™** ★★★★★  
Pennsylvania Department of General Services  
Johnson Controls COSTARS Contract# 008-145



### Boiler Replacement *Budget Proposal*

April, 2019



### ***Current Situation:***

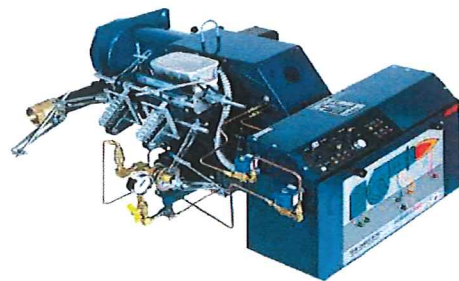
- Boiler number #2 in high school building is developing leaks in cast sections
- There was an emergency repair made last year to keep the boiler running through the winter demand season
- At the end of this season the boiler developed additional leaks on sections 10,15, and 16
- Existing H.B. Smith Boilers are discontinued with parts being long lead & built to order
- Repairs to boiler #1 to replace sections that are failed estimated between \$25,000 to \$30,000
- Existing boilers are rated at a net output of 5032 MBH, service records from JCI indicate that boilers run in low fire range during peak demands (**oversized**)
- Existing boilers are 22 years old and nearing the end of their useful life cycle

### ***Proposed Solution:***

- Remove boilers #2 & #3 from mechanical room of high school
- Provide Qty. 2 Weil McLain Model 94 boilers
- Provide 20 section Model 94 with a gross output of 5520 MBH
- Provide 20 section Model 94 boiler with a net water output of 4800 MBH
- Full modulation burner gives better control and matched demand fire rates



**Weil McLain Model 94 - 4043 MBH Output**



**Power Flame Full Modulation**

## ~Budget Proposal~

April 26th, 2019

**Customer: New Hope – Solebury School District**

**Work Location: 182 West Bridge Street New Hope Pa.**

**Attention: David Teasdale**

**Equipment ID: High School Boilers #2 & #3**



**Johnson Controls COSTARS Contract # 008-145**

**Re: Furnish and install Qty. 2 Weil McLain 5520 MBH Water Boilers (20 sections)**

**Johnson Controls Inc. is pleased to present the following proposal for your review:**

### **Scope:**

- Mobilize material and equipment
- Lock And Tag Equipment
- Provide intent to install certifications and associated paperwork to Labor & Industry Board of PA
- Decommission boilers #2 & #3 in high school building
- Remove boilers #2 & #3 from lower level mechanical space and discard
- Furnish qty. 2 **Weil McLain Model 2094 Series 3 4800 Net Water Capacity Output / 5520 Gross MBH Out Put** boilers
- Boilers to be rigged into lower level mechanical space as knocked down kit
- Existing concrete housekeeping pad to be extended as needed to accept new boiler footprint
- Field erect qty. 2 boilers in place on housekeeping pads
- Perform boiler hydro test to ensure all sections are properly installed
- Mount new Power Flame Natural Gas full modulation burner on boiler
- Re-wire all safeties circuits / power circuits / controls devices to control panel of burner
- Re-pipe return water piping from existing return water isolation valve to boiler return water flange
- Re-pipe supply water piping from pre-determined field joint to new supply water flange on boiler
- New supply water isolation butterfly valves will be installed ( qty. 2 )

- Re-pipe all safety relief valves to existing piping
- Re-pipe natural gas from existing plug cock valve to new gas train on boiler
- Re-pipe all associated pilot and ignition gas piping
- Make tie in from new boiler exhaust flu flange to existing horizontal flu pipe
- Provide fiberglass insulation on water return and supply piping
- Commission new Power Flame Burner
- Perform all start up services on boiler and burner
- Provide all documentation / boiler code numbers / certification paperwork to customer

**Price for defined scope ..... \$ 498,850.00**

**Exclusions:**

- Overtime not included
- Quoted price good for 60 days
- Building Automation Controls integration by others if applicable
- Permits by others
- Work not specific to this proposal
- Sales Tax if applicable



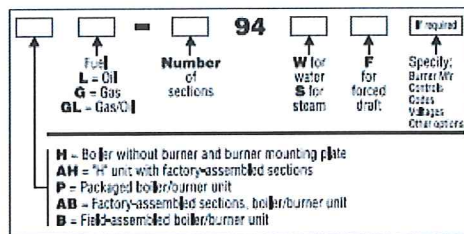
## ~Equipment Selections ~

### Ratings



Boiler model number	AHRI Input		Gross Steam output	Gross Water output	Net AHRI ratings			Boiler H.P.	Steam				Water				Net firebox volume	Flue gas volume	Draft loss through boiler	Flue outlet diameter	Boiler water content
									Combustion efficiency		Thermal efficiency		Combustion efficiency		Thermal efficiency						
	Light Oil GPH	Gas MBH	MBH	MBH	Steam Sq. Ft.	Steam MBH	Water MBH		Oil	Gas	Oil	Gas	Oil	Gas	Oil	Gas	Cubic feet	CFM	Inches W.C.	Inches	Gallons
Notes: 1, 8	2, 3	2, 4	5	5	7	7	7	—	%	%	%	%	%	%	%	—	6	—	—	—	
894	17.6	2540	2040	2052	6598	1584	1784	60.6	83.7	81.2	82.7	80.3	84.0	81.4	83.2	80.7	45.40	1088	0.175	20	274.3
994	20.0	2887	2318	2357	7500	1800	2050	69.3	83.8	81.2	82.8	80.3	84.1	81.6	83.4	80.9	51.48	1242	0.215	20	302.0
1094	22.5	3247	2607	2656	8435	2024	2310	78.0	83.8	81.3	82.8	80.3	84.3	81.8	83.6	81.4	57.56	1397	0.255	20	329.8
1194	25.0	3608	2897	2957	9372	2240	2571	86.7	83.9	81.4	82.8	80.3	84.4	81.9	83.3	81.3	63.64	1555	0.295	20	357.5
1294	27.5	3969	3187	3259	10310	2474	2834	95.3	83.9	81.4	82.8	80.3	84.6	82.1	84.0	81.5	69.72	1710	0.335	20	385.2
1394	30.0	4330	3481	3562	11262	2703	3098	104.0	83.9	81.4	82.9	80.4	84.8	82.2	84.2	81.6	75.80	1866	0.375	20	413.0
1494	32.5	4691	3772	3867	12201	2928	3362	112.6	83.9	81.4	82.9	80.4	84.9	82.4	84.3	81.8	81.88	2020	0.415	20	440.7
1594	35.0	5052	4062	4172	13140	3154	3628	121.6	84.0	81.5	82.9	80.4	85.1	82.5	84.5	82.0	87.96	2175	0.455	20	468.4
1694	37.5	5412	4351	4478	14076	3378	3894	130.2	84.0	81.5	82.9	80.4	85.3	82.7	84.7	82.2	94.04	2325	0.495	20	496.2
1794	40.0	5773	4641	4786	15015	3604	4162	138.9	84.0	81.5	82.9	80.4	85.4	82.9	84.9	82.3	100.12	2480	0.525	20	523.9
1894	42.5	6134	4938	5095	15974	3834	4430	147.6	84.0	81.5	82.9	80.5	85.6	83.0	85.1	82.5	106.20	2640	0.565	20	551.6
1994	45.0	6495	5228	5404	16914	4059	4700	156.2	84.0	81.5	83.0	80.5	85.7	83.2	85.3	82.7	112.28	2795	0.605	20	579.4
2094	47.5	6856	5519	5716	17854	4285	4970	164.9	84.0	81.5	83.0	80.5	85.9	83.3	85.4	82.9	118.36	2945	0.650	20	607.1
2194	50.0	7216	5809	6028	18792	4510	5241	173.6	84.0	81.5	83.0	80.5	86.1	83.5	85.6	83.1	124.44	3120	0.750	20	634.8
2294	53.0	7649	6157	6404	19919	4781	5568	182.2	84.0	81.5	83.0	80.5	86.3	83.7	85.8	83.3	130.52	3255	0.850	20 *	662.6
2394	55.0	7938	6390	6655	20672	4961	5787	190.9	84.1	81.5	83.0	80.5	86.4	83.8	86.0	83.4	136.60	3410	0.950	20 *	690.3
2494	58.0	8371	6739	7034	21799	5232	6117	199.6	84.1	81.5	83.0	80.5	86.6	84.0	86.2	83.6	142.68	3565	1.050	20 *	718.0
2594	60.0	8660	6971	7288	22552	5413	6338	208.2	84.1	81.5	83.0	80.5	86.7	84.1	86.4	83.8	148.76	3730	1.150	20 *	745.8

1. See below to specify complete model number.



For T-intermediate section(s) and tankless heater(s), add suffix "(number required) TIH"; for T-intermediate section(s) with cover plates only, add suffix "(number required) TIP".

2. Burner input based on maximum of 2,000 feet altitude. For other altitudes, consult Weil-McLain distributor/agent or sales office.

- No. 2 fuel oil — Commercial Standard Spec CS75-56. Heating value of oil = 140,000 Btu per gallon.  
 No. 4 or No. 5 oil — Commercial Standard Spec CS75-56. Heating value of oil = 150,000 Btu per gallon.
- Gas pressure required at burner gas train inlet for rated burner input; based on 1,000 Btu per cubic foot natural gas, specific gravity of 0.60. Refer to burner manual for required pressure.
- Gross AHRI ratings have been determined under the AHRI provision governing forced draft boiler-burner units.
- Flue gas volume at outlet temperature.
- Net AHRI ratings are based on net installed radiation of sufficient quantity for the requirements of the building.  
 Nothing need be added for normal piping and pick-up.  
 Water ratings are based on a piping and pick-up allowance of 1.15.  
 Steam ratings are based on the following allowance of 1.288.  
 An additional allowance should be made for gravity hot water systems or for unusual piping and pick-up loads.  
 Consult local Weil-McLain distributor/agent or sales office.
- Water boilers tested for 80 PSIG, ASME water working pressure.  
 Steam boilers tested for 15 PSIG, ASME steam working pressure.  
 \* Models 2294-2594 are supplied with 22-inch adapter.

**Weil McLain Gas Fired Water Boiler**

BG-2094-WF

Input 6856 MPH

Gross Output 5520 MBH

164.9 Boiler Horsepower

Knock Down Delivery For Installation

UL Water Trim

CSD-1 Code Compliance Power Flame Burner ( Natural Gas )

Full Modulation

460v / 3ph / Transformer

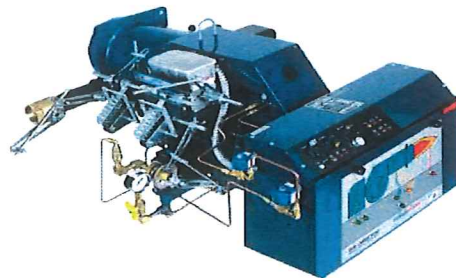
Gas Train Sized For 13.7" w.c.

Water Temp High Limit Control

Probe Type Low Water Cutout



**Weil McLain Model 94 - 5520 MBH Output**



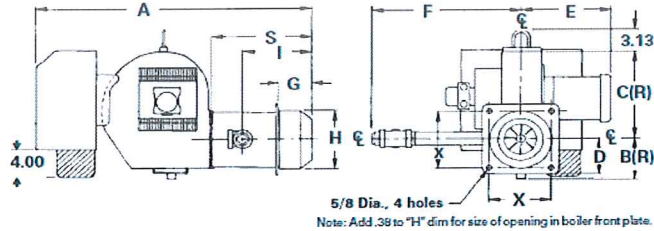
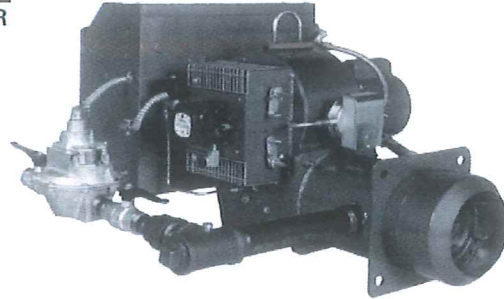
**Power Flame Full Modulation**



# Power-Flame burners

Model **WCR** Flame retention type, for gas, light oil or combination gas/oil firing

Model WCR



Dimensions (inches)

Burner model	A	B	C	D	E	F	G	H	I	S	X
WCR3	44.00	7.00	15.25	6.00	16.00	22.38	5.00	10.13	11.50	15.50	10.00
WCR4	50.00	7.31	17.69	7.00	18.50	28.00	6.00	12.13	14.25	18.13	12.00
WCR5	50.00	7.31	17.69	7.00	18.50	26.50	6.00	12.13	14.25	18.13	12.00

\* Required for installation of standard control components

Boiler model number	Pressure drop thru gas train Inches w.c.	Gas test tee pressure Inches w.c.	Gas pressure required at gas control inlet Inches w.c.*		Initial low fire damper setting Inches		Oil nozzle (one per unit)				Oil pressures PSIG				Fuel unit data				
			Minimum	Maximum	Top	Bottom	GPH @ 100 PSIG	Brand**	Type	Spray angle	Pump capacity	High fire	Approximate return High fire	Low fire	Type	Gear GPH	Mounting	Speed RPM	Motor H.P.
894	2.11	1.62	3.73	14.00	1/4	1/4	12.00	Monarch	BPS	80°	300	240	185	80-170	22R322D	105	Direct	3450	—
994	2.77	2.08	4.85	14.00	1/4	1/4	13.50	Monarch	BPS	80°	300	241	176	80-125	22R322D	105	Direct	3450	—
1094	3.50	2.55	6.05	14.00	1/4	1/4	13.50	Monarch	BPS	80°	300	291	210	80-140	22R322D	105	Direct	3450	—
1194	4.30	3.03	7.33	14.00	1/4	1/4	17.50	Monarch	BPS	80°	300	236	160	80-135	22R322D	105	Direct	3450	—
1294	4.36	3.71	8.07	14.00	1/4	1/4	17.50	Monarch	BPS	80°	300	275	185	80-145	22R322D	105	Direct	3450	—
1394	5.19	4.29	9.48	28.00	1/4	1/4	19.50	Monarch	BPS	80°	300	288	204	60-110	22R322D	105	Direct	3450	—
1494	6.08	2.10	8.18	28.00	1/4	1/4	21.50	Monarch	BPS	80°	300	274	221	60-100	22R623D	135	Direct	3450	—
1594	7.05	2.35	9.40	28.00	1/4	1/4	24.00	Monarch	BPS	80°	300	296	255	50-100	22R623D	135	Direct	3450	—
1694	4.83	2.82	7.65	28.00	1/4	1/4	28.00	Monarch	BPS	80°	300	272	163	20-50	22R623D	135	Direct	3450	—
1794	5.50	2.98	8.48	28.00	1/4	1/4	28.00	Monarch	BPS	80°	300	277	170	40-80	22R623D	135	Direct	3450	—
1894	6.22	3.29	9.51	28.00	1/4	1/4	28.00	Monarch	BPS	80°	300	287	181	40-80	22R623D	135	Remote	3450	1/4
1994	6.96	3.70	10.66	28.00	1/4	1/4	28.00	Monarch	BPS	80°	300	293	185	40-95	22R623D	135	Remote	3450	3/4
2094	5.43	4.06	9.49	28.00	1/4	1/4	28.00	Monarch	BPS	80°	300	292	199	40-100	22R623D	135	Remote	3450	1/4
2194	6.03	3.57	9.60	28.00	1/4	1/4	30.00	Monarch	BPS	80°	300	282	210	40-95	2V026C	250	Remote	1725	1
2294	6.65	3.83	10.48	28.00	1/4	1/4	35.00	Monarch	BPS	80°	300	257	153	20-60	2V026C	250	Remote	1725	1
2394	5.29	4.19	9.48	28.00	1/4	1/4	35.00	Monarch	BPS	80°	300	265	172	25-75	2V026C	250	Remote	1725	1
2494	5.79	4.55	10.34	28.00	1/4	1/4	35.00	Monarch	BPS	80°	300	285	187	25-80	2V026C	250	Remote	1725	1
2594	6.31	4.91	11.22	28.00	1/4	1/4	40.00	Monarch	BPS	80°	300	272	172	0-40	2V026C	250	Remote	1725	1

\* Gas pressure shown are for standard gas train arrangement

\*\* Primary manufacturer. For alternate nozzles, contact Power-Flame



## Weil-McLain® Cast Iron Gas Boiler and Oil Boiler Models 80, 88, and 94

### Limited Warranty for Commercial Use

Please register your purchase of Weil-McLain products at [www.weil-mclain.com](http://www.weil-mclain.com).

Information on the proper installation, operation, and maintenance of Weil-McLain products is found in the installation, start-up, operations, owner/user's manuals, service/maintenance instructions, and other printed/technical information provided with Weil-McLain products or directly from Weil-McLain.

#### A. What Does This Limited Warranty Cover?

This Limited Warranty for Commercial Use covers any defects in material and workmanship in your Weil-McLain Cast Iron Gas or Oil Boiler Model 80, 88, or 94 (the "Product").

#### B. How Long Does The Coverage Last?

There are two separate coverage periods under this Limited Warranty: (1) the Heat Exchanger Limited Warranty Period, and (2) the Parts Limited Warranty Period. The Heat Exchanger Limited Warranty Period runs for ten years from the date your Product was installed. The Parts Limited Warranty Period runs for one year from the date your Product was installed and applies to all parts of your Product except the heat exchanger.

Item	Coverage
Heat Exchanger	10 years
All Other Parts	1 year

#### C. Who Can Make Claims Under This Limited Warranty?

This Limited Warranty is available to you if you are the original retail purchaser or a subsequent owner and the Product has been used at any time for business purposes. A Product used at all times solely for personal, family, or household purposes is covered by the Limited Warranty for Residential Use for the Weil-McLain Cast Iron Gas Boiler and Oil Boiler Models 80, 88, and 94.

#### D. What Will Weil-McLain Do To Correct Problems?

If Weil-McLain determines during the Heat Exchanger Limited Warranty Period that a heat exchanger section is defective in material or workmanship, then Weil-McLain will provide a replacement heat exchanger section. If Weil-McLain determines during the Parts Limited Warranty Period that any other part is defective in material or workmanship, then Weil-McLain will provide a replacement part.

Weil-McLain will provide replacement heat exchanger sections and other parts free of charge. Weil-McLain will furnish replacement heat exchanger sections from the closest comparable boiler model available from Weil-McLain at the time of the replacement.

If Weil-McLain provides a replacement heat exchanger section, then that replacement heat exchanger section will be covered under this Limited Warranty for the time remaining in the original Heat Exchanger Limited Warranty Period. If Weil-McLain provides a replacement for any other part, then that replacement part will be covered under this Limited Warranty for the time remaining in the original Parts Limited Warranty Period.

#### E. What Will Weil-McLain Not Do To Correct Problems?

Weil-McLain will not pay for the labor to remove any heat exchanger section or other part that is the subject of your warranty claim or to install replacements provided under this Limited Warranty. Additionally, Weil-McLain will not pay for the cost of any tools, repair materials, or travel necessary to perform the removal or installation.

#### F. What Is Not Covered Under This Limited Warranty?

This Limited Warranty does not cover any Product that has been moved from its original installation site; any components that are not supplied by Weil-McLain; and any burner supplied by Weil-McLain. (Burners supplied by Weil-McLain are covered by a separate manufacturer's warranty.)

Additionally, this Limited Warranty does not cover claims you make if the failure, malfunction, or unsatisfactory performance of, or damage to, your Product resulted from or is attributable to:

- (1) Inaccurate or incomplete information or data supplied or approved by any party other than Weil-McLain;
- (2) The failure to properly size the Product for its use;
- (3) Installation not done in accordance with manufacturer's instructions;

**Weil-McLain® Cast Iron Gas Boiler and Oil Boiler**  
**Models 80, 88, and 94**

**Limited Warranty for Commercial Use**

- (4) Services provided by and workmanship of the installer of the Product;
- (5) Components that are not supplied by Weil-McLain;
- (6) Improper or negligent operation, adjustment, control settings, repair, care, or maintenance of the Products, or the failure to adjust, set the controls of, repair, care for, or maintain the Products;
- (7) Operation with combustion air contaminated by chemical vapors, with improper fuel additives, or with water conditions that have caused deterioration or unusual deposits in the heat exchanger; and
- (8) Freezing, accident, fire, flood, or other acts of God; abuse or misuse; unauthorized alteration; or power surges or failures.

Changes to your Product due to normal wear and tear that do not cause the failure, malfunction, or unsatisfactory performance of your Product are not covered by this Limited Warranty.

**WEIL-McLAIN'S MAXIMUM LIABILITY SHALL NOT EXCEED THE ACTUAL PURCHASE PRICE PAID BY YOU FOR YOUR PRODUCT. IN NO EVENT SHALL WEIL-McLAIN BE RESPONSIBLE FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL (INCLUDING WITHOUT LIMITATION DAMAGE TO OR LOSS OF OTHER PROPERTY), OR PUNITIVE DAMAGES, WHETHER SUCH CLAIM OR ACTION IS BASED ON CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY, OR ANY OTHER LEGAL THEORY. ALL**

**IMPLIED WARRANTIES, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE DISCLAIMED IN THEIR ENTIRETY.**

**G. How Do You Get Service?**

To commence a warranty claim under this Limited Warranty, please contact a qualified heating or plumbing contractor of your choice. Your contractor will notify the authorized Weil-McLain distributor from which your Product was purchased. If your warranty claim is not resolved, please contact the Weil-McLain Commercial Relations Department, 500 Blaine Street, Michigan City, Indiana 46360, and explain the difficulty you are encountering in resolving your warranty claim. Weil-McLain may require the return of the Product or parts thereof that are the subject of your warranty claim for the purpose of inspection to determine the cause of failure.

**H. How Can You Register Your Purchase?**

Please register your purchase at Weil-McLain's website at [www.weil-mclain.com](http://www.weil-mclain.com). Registration is not required to activate your warranty, but you should retain proof of date of purchase and installation.

\* \* \*

If you have any questions about your coverage under this Limited Warranty, please contact Weil-McLain using the contact information provided above.

**Johnson Controls-York Technician Credentials:**

- *Qualified Rigger/Signal person will perform work per OSHA 29 CFR part 1926.1430*
- *EPA-608 Certified Per 40 CFR, Part 82, Sub Part F (Refrigerant Recovery and Charging Certification)*
- *Confined Space Trained and Certified*
- *United Association UA-Star Certified*
- *United Association of Steamfitters & Servicemen, Safety Program Certification*
- *Johnson Controls Safety Program Certification*
- *York Factory Trained & Authorized Technicians*
- *Our team has over 300 years' experience working on York equipment*

Thank you for the opportunity to offer Johnson Controls/York Maintenance and Energy Services. Please contact me if you have any questions.

Best Regards,

Michael Turiziani	Lead Service Sales Representative	610-247-6062
John De Joseph	Chiller-Mechanical Team Foreman	610 721-4030
Andrew Thomas	Chiller-Mechanical Team Foreman	302 275-4795

**APPROVED & ACCEPTED BY:**

\_\_\_\_\_  
Representative name (printed)

\_\_\_\_\_  
Representative (signature)

\_\_\_\_\_  
Acceptance Date

\_\_\_\_\_  
Purchase Order Number



## TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

1. **SCOPE OF WORK.** This proposal is based upon the use of straight time labor only. Plastering, patching and painting are excluded. "In-line" duct and piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc., if required hereunder to be furnished by Johnson, shall be distributed and installed by others under Johnson's supervision but at no additional cost to Johnson. Purchaser agrees to provide Johnson with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. Johnson agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge Johnson for any costs or expenses without Johnson's written consent. Unless specifically noted in the statement of the scope of work or services undertaken by JCI under this agreement, JCI's obligations under this agreement expressly exclude any work or service of any nature associated or connected with the identification, abatement, clean up, control, removal, or disposal of environment Hazards or dangerous substances, to include but not be limited to asbestos or PCB's discovered in or on the premises. Any language or provision of the agreement elsewhere contained which may authorize or empower the Purchaser to change, modify, or alter the scope of work or services to be performed by JCI shall not operate to compel JCI to perform any work relating to Hazards without JCI's express written consent.
2. **INVOICING & PAYMENTS.** Johnson may invoice Purchaser monthly for all materials delivered to the job site or to an off site storage facility and for all work performed on-site and off-site. Ten percent (10%) of the contract price is for engineering, drafting and other mobilization costs incurred prior to installation. This 10% shall be included in Johnson's initial invoice. Purchaser agrees to pay Johnson the amount invoiced upon receipt of the invoice. Waivers of lien will be furnished upon request, as the work progresses; to the extent payments are received. If Johnson's invoice is not paid within 30 days of its issuance, it is delinquent.
3. **MATERIALS.** If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of Johnson, then in the case of permanent unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, Johnson shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefore.
4. **WARRANTY.** Johnson warrants that the equipment manufactured by it shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or if installed by Johnson, for a period of one (1) year from installation. Johnson warrants that for equipment furnished and/or installed but not manufactured by Johnson, Johnson will extend the same warranty terms and conditions which Johnson receives from the manufacturer of said equipment. For equipment installed by Johnson, if Purchaser provides written notice to Johnson of any such defect within thirty (30) days after the appearance or discovery of such defect, Johnson shall, at its option, repair or replace the defective equipment and return said equipment to Purchaser. All transportation charges incurred in connection with the warranty for equipment not installed by Johnson shall be borne by Purchaser. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.
5. **LIABILITY.** Johnson shall not be liable for any special, indirect or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.
6. **TAXES.** The price of this proposal does not include duties, sales, use, excise, or other similar taxes, unless required by federal, state or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by Johnson or, alternatively, shall provide Johnson with acceptable tax exemption certificates. Johnson shall provide Purchaser with any tax payment certificate upon request and after completion and acceptance of the work.
7. **DELAYS.** Johnson shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond Johnson's control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner, or other Contractors or delays caused by suppliers or subcontractors of Johnson, etc.
8. **COMPLIANCE WITH LAWS.** Johnson shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.
9. **DISPUTES.** All disputes involving more than \$15,000 shall be resolved by arbitration in accordance with the rules of the American Arbitration Association. The prevailing party shall recover all legal costs and attorney's fees incurred as a result. Nothing here shall limit any rights under construction lien laws.
10. **ATTORNEYS' FEES.** Purchaser agrees that he will pay and reimburse Johnson for any and all reasonable attorneys' fees which are incurred by Johnson in the collection of amounts due and payable hereunder.

11. **INSURANCE.** Insurance coverage in excess of Johnson's standard limits will be furnished when requested and required. No credit will be given or premium paid by Johnson for insurance afforded by others.
12. **INDEMNITY.** The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the Indemnifying Party.
13. **OCCUPATIONAL SAFETY AND HEALTH.** The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.
14. **ENTIRE AGREEMENT.** This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.
15. **CHANGES.** No change or modification of any of the terms and conditions stated herein shall be binding upon Johnson unless accepted by Johnson in writing.

# **New Hope-Solebury School District High School / Middle School Boiler Replacement Project**

Prepared for:

David Teasdale, Director of Operations  
New Hope-Solebury School District  
180 W. Bridge Street  
New Hope, PA 18938

May 15, 2019



COSTARS C#008-376

Submitted by:

Company Name: McClure Company + Burns Mechanical  
Company Address: 4101 North Sixth Street, Harrisburg, PA 17110  
Contact Person: Alyssa Wingenfield, P.E.  
(717) 514-0576 (phone)  
(717) 236-5239 (fax)  
alyssawingenfield@mcclureco.com





New Hope-Solebury School District  
HS/MS Boiler Replacement  
Costars Proposal  
May 15, 2019

May 15, 2019

Mr. David Teasdale  
Director of Operations  
New Hope-Solebury School District  
180 W. Bridge Street  
New Hope, PA 18938



C#008-376

**Re: High School / Middle School Boiler Replacement Costars Proposal**

Dear Mr. Teasdale,

Thank you for the opportunity to submit our proposal for New Hope-Solebury High School / Middle School Boiler Replacement project. We are very enthusiastic about the prospect of growing our relationship with New Hope-Solebury School District. McClure has a unique approach to COSTARS contracting that sets our firm apart from other service providers. Below are a few factors that illustrate why McClure Company is an ideal candidate for the Boiler Replacement project.

**Our Local Presence**

McClure Company's sister company, Burns Mechanical, is located in Horsham, PA. Our proximity to New Hope-Solebury School District allows McClure's 24-hour emergency service team to respond in a timely manner. In addition, our team will utilize local subcontractors, installers and vendors for the project which allows the District to reinvest tax money into the local economy.

**Self-Performance Difference**

Our unique ability to self-perform mechanical design and construction eliminates the need to subcontract this work resulting in less layers of markup. When compared to other firms, self-performing mechanical construction has proven to provide a significant cost savings.

**Our Flexibility**

Our payment schedules are flexible and can easily be aligned with the District's upcoming budget cycle. Projects schedules and invoicing can be negotiated to align with the District's budget to ensure as little disruption to the District's operation as possible. McClure Company prides itself as being a partner with Public Education in Pennsylvania.

In closing, we would like to sit down and go over the details of this submission. Substantial time was spent preparing this proposal; however, it is difficult to communicate all the details. Our team is available to meet at the District and allow you to make your decision based on the interactions with our team.

Thank you for your consideration and please contact me for further information and/or clarification.

Sincerely,

Alyssa Wingenfield, P.E.  
Account Executive  
McClure Company  
717-514-0576  
alyssawingenfield@mcclureco.com



## PROJECT BACKGROUND

The High School / Middle School complex heating system is served by (2) cast iron dual fuel fired H.B. Smith Model 4500A Mills Boilers installed in 1997 and (1) Bryan Model TF300 condensing boiler in 2017. The boilers operate on gas only. The (2) H.B. Smith boilers have had major maintenance concerns and need replacement. The District requested McClure/Burns team to provide boiler replacement recommendations and COSTARS proposal for the project.

## PROJECT COST

McClure has reviewed the existing site conditions, existing HVAC drawings, High School / Middle School complex natural gas bills, and the Consolidated Engineers' Boiler Replacement Study dated 7/26/18. McClure explored two (2) options for replacement which are outlined in the table below. McClure also has energy improvement strategies of isolating the domestic hot water heating systems to ensure maximum efficiency. Project costs are completely turnkey, including integrating the new boilers into the existing Radius building automation system. McClure investigated both energy savings opportunities and maintenance costs for both options. The 20-year energy savings are estimated based on a natural gas rate of \$0.66/CCF. Final boiler system design, based on engineering, will be confirmed during the design phase of the project. This proposal is valid for (30) days from proposal date.

Boiler Comparison		
	<b>Option #1 1:1 Replacement</b>	<b>Option #2 Condensing Boilers</b>
Model & Technology	(2) Weil McLain 94 Series Cast Iron 20-Section Boilers	(2) Aerco Benchmark 5000 Hi Efficiency Condensing Boilers
Capacity, Gross Output	5520 MBH	4650 MBH
Thermal Efficiency	80.5%	94.5%
Advantages	Lower Maintenance Cost	Highest Energy Savings
Disadvantages	Lower Efficiency	Higher Maintenance Cost
Lead Time	4-6 Weeks	4-6 Weeks
Project Cost	\$427,884	\$450,166
Estimated 20-Year Energy Savings	(\$150,271)	(\$208,707)
Estimated 20-Year Maintenance Cost	\$72,072	\$97,360
Estimated Net Cost to District	\$349,685	\$338,819

Based on the District provided documents and our site surveys, we have developed the following turnkey cost estimates:

**OPTION 1 – 1:1 REPLACEMENT:           \$427,884.00**

**OPTION 2 – CONDENSING BOILERS:   \$450,166.00**



## SCOPE OF WORK, OPTION 1 – 1:1 REPLACEMENT OPTION

- Safe off existing boilers hot water supply/return, make up water, gas supply lines and vents, disconnect breeching, demo existing boilers and remove from job site
- Re-use existing pads
- Remove boilers from job site-Abatement by owner if necessary
- Furnish and install two 6856 MBH 80.5% efficiency Weil McLain 94 series cast iron sectional boilers and full modulating natural gas burners
- Pipe in new hot water supply/return schedule 40 Victaulic, and copper make-up water lines (if needed).
- Clean and flush new piping
- New drains and boiler blow downs
- Insulate new work
- Reconnect gas piping-pressure test
- Fabricate and install new flue connections
- Factory Start up, test and balance
- Take combustion readings
- Factory warranty
- Integration of new boilers to Building Management System is included, performed by Radius.

### Including:

- Disconnect and safe off wiring for the following points:
  - a. (2) Boiler Enable/Disable
  - b. (2) Boiler Alarm
  - c. (2) Boiler Status
- Furnish and install associated conduit and wire to control (2) new boilers from the existing ALC Controllers. We will re-install the following points:
  - a. (2) Boiler Enable/Disable
  - b. (2) Boiler Alarm
  - c. (2) Boiler Status
- Provide all engineering design, programming, checkout and commissioning, and as-built/O&M manuals.
- Provide field labor to install, checkout, startup, and commissioning.

## SCOPE OF WORK, OPTION 2 - CONDENSING BOILERS

- Safe off existing boilers hot water supply/return, make up water, gas supply lines and vents, disconnect breeching, demo existing boilers and remove from job site
- Re-use existing pads
- Remove boilers from jobsite-Abatement by owner if necessary
- Furnish and install two Aerco Benchmark 5000 Hi Efficiency Condensing Boilers
- Pipe in new hot water supply/return schedule 40 Victaulic, and copper make-up water lines (if needed).
- Clean and flush new piping
- New drains and boiler blow downs
- Insulate new work
- Reconnect gas piping-pressure test





- Cap off existing flue and run new combustion intake (sheet metal) and exhaust (stainless steel AL29-4C)
- Start up, test and balance
- Take combustion readings
- Factory warranty
- Integration of new boilers to Building Management System is included, performed by Radius.  
Including:
  - Disconnect and safe off wiring for the following points:
    - a. (2) Boiler Enable/Disable
    - b. (2) Boiler Alarm
    - c. (2) Boiler Status
  - Furnish and install associated conduit and wire to control (2) new boilers from the existing ALC Controllers. We will re-install the following points:
    - a. (2) Boiler Enable/Disable
    - b. (2) Boiler Alarm
    - c. (2) Boiler Status
  - Provide all engineering design, programming, checkout and commissioning, and as-built/O&M manuals.
  - Provide field labor to install, checkout, startup, and commissioning.

#### ESTIMATE CLARIFICATIONS AND EXCLUSIONS

- PA Intent to Install new boiler and permitting
- Assuming no problems with combustion air or dampers
- Equipment Tax and Freight are included
- Work to be completed during normal working hours
- Fire alarm / life safety work is excluded
- No major design changes to the primary/secondary heating system

#### PROPOSED SCHEDULE OF WORK

- Mobilization: Early Summer 2019
- Substantial Completion: September 2019
- Final Completion: December 2019

#### PREVENTATIVE MAINTENANCE

To further enhance the COSTARS proposal, we are offering the following a 5-year Preventative Maintenance agreement. This will be an additional cost to the project; however, it provides a seamless vehicle to take full advantage of the 1-year project warranty and factory warranties on the boiler components. The additional pricing for Preventative Maintenance is as follows:

Add for Option 1: 1:1 Replacement, Preventative Maintenance for Years 1 - 5:	\$14,250
Add for Option 2: Condensing Boilers, Preventative Maintenance for Years 1 - 5:	\$19,250



#### ABOUT MCCLURE COMPANY & BURNS MECHANICAL (MBMH)

Founded in 2017 through the private merger of longtime partners McClure Company and Burns Mechanical, MBMH provides comprehensive mechanical and energy services. The management team boasts 500 years of collective industry experience within the two firms. We take pride in innovating our clients' most complex building challenges: engineering, building, and servicing high-performance ideas into reality.