



CITY of NOVI CITY COUNCIL

Agenda Item C
November 26, 2012

SUBJECT: Approval to award the purchase and installation of two replacement boilers and boiler pumps for the Civic Center to Quality Water and Air Inc., the low qualified bidder, in the amount of \$35,247 and R.W. Mead & Sons Inc., the City contracted Mechanical contractor, in the amount of \$35,700.

SUBMITTING DEPARTMENT: Information Technology - Facility Operations *AW*

CITY MANAGER APPROVAL: *[Signature]*

EXPENDITURE REQUIRED	\$70,947
AMOUNT BUDGETED	\$431,080 (\$60,000 allocated to Boiler Project.)
APPROPRIATION REQUIRED	\$ None due to cost savings from other projects.
LINE ITEM NUMBER	101-265.00-976.000

BACKGROUND INFORMATION:

The Civic Center boiler is the original unit installed twenty-five years ago during the construction of the Civic Center in 1987. The typical life of a commercial boiler, constructed in that time period, is 15-20 years.

The current boiler's efficiency is estimated to be about 65%. This means that 35% of the heat is being lost through exhaust. With natural gas costs at their highest levels and the mounting maintenance cost due to the age of the boiler, it is the right time to move in the direction of replacement. This item was approved in the 2012-2013 Capital Improvement Program.

The Invitation for Bids was posted on October 17, 2012 to the Michigan Intergovernmental Trade Network (MITN) website which sent email notices to 239 firms. We received (1) bid in response to the Invitation to Bid. We followed up with a post-bid survey to discern the reasoning behind this. The outcome of this informal survey is included in the packet. We anticipate taking order fulfillment within (21) days of order placement. The installation will be scheduled pending appropriate weather window (7-10 days).

It is the preference of the City to use R.W. Mead & Sons Inc. to perform the installation. R.W. Mead is currently under contract with the City to provide HVAC services. They will install the boilers at the contracted hourly rate.

The specified boilers possess many sustainable and green characteristics including the following:

- Ability to achieve 88% efficiency which allows for less heating waste.
- Smaller foot print; the specified boilers measure 29" by 64". This allows the delivery to go right up the stairs to the penthouse instead of the huge expense of crane delivery.
- 8-1 turndown; the existing boiler has a turndown of 2-1 which basically means that it has two settings 50% or 100%. The proposed boilers using an

8-1 turndown will allow the building to only use what it needs equating to more cost savings of natural gas.

RECOMMENDED ACTION: Approval to award the purchase and installation of two replacement boilers and boiler pumps for the Civic Center to Quality Water and Air Inc., the low qualified bidder, in the amount of \$35,247 and R.W. Mead & Sons Inc., the City contracted Mechanical contractor, in the amount of \$35,700.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Wrobel				



*Contractors - Engineers
Troubleshooters - Maintenance
of Mechanical Systems*

CORPORATE OFFICE
33795 RIVIERA
FRASER, MI 48026
(586) 296-3650
(586) 294-0410 FAX

ANN ARBOR OFFICE
1900 WEST STADIUM
SUITE C3
ANN ARBOR, MI 48103
(734) 662-6675

A Michigan Corporation

October 10, 2012
Quote #5045

City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

Attn: Brandon McCullough

Re: Civic Center Boiler Installation

Dear Mr. McCullough,

We are pleased to submit our proposal to supply all the necessary labor, material, equipment, rigging and permits required to perform the following:

PROJECT:

- Drain, disconnect, disassemble and remove one (1) Ray Pak hot water boiler at the location referenced above.
- Install two (2) customer supplied non-condensing 88% efficient hot water boilers of similar capacity.
- Install customer supplied boiler circulating pumps and acid tubes.
- Demo and remove existing boiler venting inside mechanical room.
- Cut and cap boiler venting at roof level.
- Furnish and install all necessary and required double walled stainless steel venting from boilers and vent through existing vent cap.
- Furnish and install all necessary and required condensate drain piping.
- Power and control wire newly installed boilers.
- Furnish and install State required emergency stop switches and electrical switch covers. Stop switches will be located at the bottom of stairs leading to boiler room.
- Fill boilers and start, test and inspect.
- Perform State of Michigan required CSD-1 inspection.
- Meet with City of Novi officials on the operation of the boilers.
- Schedule final State inspection of the boilers.

PROJECT COST BREAKDOWN:

- Labor: 180hrs.x \$69.00 = \$12,420.00
- Venting: = \$9,800.00
- Demo/Install: = \$5,250.00
- Piping & Fab Material: = \$6,000.00



- OUR MISSION -

To provide the highest standard of quality and value with a work force motivated by pride and confidence in their ability to surpass the expectations of our customers



- Warranty: = \$1,100.00
- Driver: = \$810.00
- State permits: = \$320.00

PROJECT COST: \$35,700.00
 (Thirty Five Thousand Seven Hundred Dollars)

ELECTRICAL ADD: \$1,650.00

All work will be performed between the hours of 8:00am – 4:30pm, Monday through Friday except holidays.

EXCLUSIONS:

- Premium time.
- Boilers
- Boiler circulating pumps.
- Acid tubes.
- Freight
- Supplemental heating.
- Quick ship option.
- Gas pressure adjustment if required.
- Delivery of boilers.
- Sales tax.
- Factory start-up

WARRANTY:

- One (1) year R.W. Mead & Sons warranty on equipment and installation.

Thank you for allowing R.W. Mead & Sons the opportunity to quote this project. If you have any questions, please call me at 586-296-3650.

Respectfully submitted,
 R.W. Mead & Sons, Inc.



John Mora
 Contract/Project Manager

AGREED: _____

jsm



CITY OF NOVI
BID FORM

COMMERCIAL BOILERS (FURNISH ONLY)

We the undersigned, as bidder, propose to furnish to the City of Novi, according to the conditions and instructions attached hereto and made a part thereof according to the attached terms and conditions.

A. Boilers – RBI Futera III Boiler Model NO# MB1750 or equivalent

MB1750 RBI Futera III
Make/Model proposed

\$ 16,217.50 x 2 = \$ 32,435.00
Unit Price Total Part A (Delivered)

B. Boiler Pumps – Taco 19351SC or equivalent

Taco 19351SC
Make/Model proposed

\$ 1,261.00 x 2 = \$ 2,522.00
Unit Price Total Part B (Delivered)

C. JM-20 Acid Neutralization Kits

\$ 145.00 x 2 = \$ 290.00
Unit Price Total Part C (Delivered)

TOTAL PARTS A+B+C (Delivered) \$ 35,247.00

Unit Prices:

Unit prices prevail. The City of Novi Purchasing Department will correct all extension errors

DELIVERY DATE (AFTER RECEIPT OF ORDER): Ship 8 to 10 days

EXPEDITED DELIVERY DATE (IF AVAILABLE): Ship in 72 hours - 3 working days

COST FOR EXPEDITED DELIVERY: \$ 1,600⁰⁰ Total

WARRANTY: Attached

EXCEPTIONS TO SPECIFICATIONS (all exceptions must be indicated here):

NO

COMMENTS: Attached product data sheets for boiler, pump and HeatNet control

We acknowledge receipt of the following Addenda: _____
(please indicate numbers)

THIS BID SUBMITTED BY:

Company (Legal Registration) Quality Water & Air, Inc.

Address 1402 Souter

City Troy State ME Zip 48083

Telephone (248) 589-8010 Fax (248) 589-8016

Representative's Name (please print) George Grudich

Representative's Title President

Representative's Signature [Signature]

E-mail qualitywaterair@cs.com

Date 10-8-2012

**CITY OF NOVI
COMMERCIAL BOILERS (FURNISH ONLY)**

Please return this page with your bid form

If your company is awarded the item(s) referenced in the bid proposal, other governmental entities may wish to use this contract and will issue a purchase order or contract for the item(s) awarded in the bid proposal following minimum order/contract requirements set forth in the bid documents. Each entity will provide their own purchase order and delivery location(s) and must be invoiced separately to the address indicated on their purchase order.

**1. EXTENSION OF AWARD TO THE MITN (MICHIGAN INTER-GOVERNMENTAL TRADE NETWORK)
PURCHASING COOPERATIVE: OPTIONAL**

Numerous Counties, Cities, Townships, and Authorities of the State of Michigan are members of the MITN (Michigan Inter-governmental Trade Network) Purchasing Cooperative. Other associate entities are also members of the Cooperative in the Tri-County area. Please visit www.mitn.info website to view the entire list of participating agencies.

If an award is made to QUALITY WATER/AIR, it is agreed that the contract will be extended to other MITN Purchasing Cooperative members and associate entities under the same prices, terms, and conditions.

Our company is **NOT** interested in extending the contract to those MITN members listed on the website.

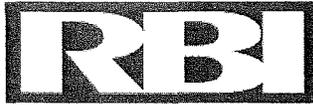
**2. EXTENSION OF AWARD TO THE NOVI COMMUNITY SCHOOL DISTRICT, CITY OF NORTHVILLE,
NORTHVILLE COMMUNITY SCHOOL DISTRICT, AND THE WALLED LAKE CONSOLIDATED SCHOOLS:
OPTIONAL**

The City of Novi is working with the Novi Community School District, City of Northville, Northville Community School District and the Walled Lake Consolidated Schools to discover opportunities to optimize procurement services.

If an award is made to QUALITY WATER/AIR, it is agreed that the contract will be extended to Novi Community School District, City of Northville, Northville Community School District and the Walled Lake Consolidated Schools under the same prices, terms, and conditions.

Our company is **NOT** interested in extending the contract to Novi Community School District, City of Northville, Northville Community School District and the Walled Lake Consolidated Schools under the same prices, terms, and conditions.

Contractor Signature: 
Company Name: QUALITY WATER/AIR INC
Date: 10/10/12



Futera III Series Submittal Data

JOB NAME: _____

LOCATION: _____

ARCH/ENGR: _____

CONTRACTOR: _____

MODEL NO: _____

TYPE GAS: _____

BTU INPUT/OUTPUT: _____

ADDITIONAL INFORMATION:

Standard Features

- Up to 88% Efficiency
- Full Modulation with smooth, 4:1 turndown
- Cast Iron Headers (Boiler)
- Bronze Headers (Water Heater)
- Sealed Combustion/Direct Vent
- Symmetrically Air/Fuel Coupled
- Low NO_x
- Finned Copper Tube Heat Exchanger
- Gasket-less Heat Exchanger Assembly
- Mesh Burner
- ASME Pressure Relief Valve Mounted
- Pump Contactor
- Alarm Contacts
- Low Air Pressure Switch
- Stainless Steel Combustion Chamber
- Heat Exchanger Drain Valves
- Temperature/Pressure Gauge (Boilers)
- Flow Switch Mounted and Wired
- Flame Safeguard Control
- Enable/Disable Contacts
- Manual Reset High Limit
- Pump Delay Control
- Intake Air Filter
- Aluminum Impeller Variable Speed Blower
- Quick Release Latches
- Stainless Steel Jacket Panels
- Leak Test Valves
- FM/CSD-1 Compliant Gas Train
- HeatNet™ Control
 - Full Linear Modulation Control
 - Integrated Boiler Management System
 - Diagnostic Annunciator
 - 4-20 mA External Modulation Contact
 - Inlet/Outlet Temperature Sensors
 - Common Header Supply Sensor 10K (shipped loose)
 - Alarm Bell

Optional Equipment

- Propane Gas
- Cupronickel Heat Exchanger
- 5' Pump Pigtail
- Main Flame Status Contact
- Low Gas Pressure Switch
- High Gas Pressure Switch
- Freeze Protection Kit
- Keyboard Display Module
- Vent Termination Hood
- Air Intake Hood
- Outdoor Installation
- Pump (shipped loose)
- BACnet ProtoCessor
- LonWorks ProtoCessor

Gas Trains

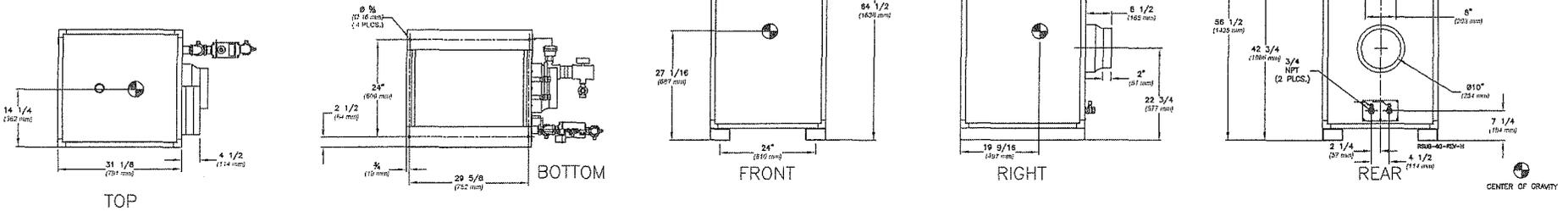
- CSD-1 Code
- Kentucky Code

CODE OPTIONS

CSD-1	Manual Reset LWCO
Kentucky (Water Htr Only)	200° F Maximum Operating Control and High Limit

NOTE: Dimensions are approximate and should not be used to "rough-in" equipment.

- * Add circulator amps.
- ** For incoming gas pressures lower than 2" W.C. natural or propane, consult factory.



RSUB-60-H

A.G.A. CERTIFIED RATINGS & CAPACITIES

Fuel Type	Natural/Propane Gas	Boiler FLA	12.5*
Input BTU/hr.	1,750,000 / 513 kW	Min. Gas Pressure Required	2" W.C.**
Output BTU/hr.	1,522,500 / 446 kW	Max. Gas Pressure Allowed	14" W.C.
Electrical Requirements	120VAC/ 1 ph/ 60 hz/ 13 amp	Operating Weight	743 lbs. / 337 kg.

TEMPERATURE RISE / PRESSURE DROP

25° F / 13.9° C		30° F / 16.7° C		35° F / 19.4° C							
Flow Rate	Pressure Drop	Flow Rate	Pressure Drop	Flow Rate	Pressure Drop						
GPM	L/s	Ft	kPa	GPM	L/s	Ft	kPa	GPM	L/s	Ft	kPa
121.8	7.7	3.84	11.3	101.5	6.4	2.74	8.1	87.0	5.5	2.06	6.1

BOILER TRIM & CONTROLS

Main Gas Valve	Dungs DMV-SE512/11	Manual Pilot Valve	Honeywell V8046C
Firing Valve	Honeywell B200T1058 1 1/2"	Air Switch	Cleveland RSS-495
Ignition Control	Honeywell RM7895C	Blower Motor	Fasco 1 hp - FLA 3.0
Operating Control	HeatNet™	Relief Valve - MW	3/4" x 3/4" set @ 125 psi
High Limit	Jumo	Relief Valve - MB	1" x 1 1/4" set @ 50 psi
Main Ball Valve	1 1/2"	Flow Switch	ITT FS251
Pilot Cock	1/4" Honeywell B528	Solenoid Valve w/ Reg	CV100

RECOVERY CAPACITY

40°F	22° C	60°F	33° C	80°F	44° C	100°F	56° C	120°F	67° C	140°F	78° C
4569	17297	3046	11531	2285	8648	1828	6919	1523	5766	1306	4942

A.S.M.E.

ASME Sect IV Htg Surface	188.57 Sq. Ft. / 17.52 Sq. M.	Design Data	Max. 160 psig & 250° F
Water Volume	5.3 gal / 20.06 l (liters)		

REP FIRM	_____	FUTERA III 1750
SUBMITTED BY	_____	
JOB NAME	_____	Category II or Category IV Appliance
ARCHITECT	_____	(see Installation and Operation Manual for venting information)
ENGINEER	_____	RBI
CONTRACTOR	_____	
DATE	_____	
		A Division of Mestek, Inc. Westfield, MA 01085 (413) 568-9571

SFTIII-1750-6



Submittal Data Information

1900 Series Pumps

301-245

EFFECTIVE: FEBRUARY 1, 2012

SUPERSEDES: JUNE 1, 2011

1760 RPM MODEL 1935

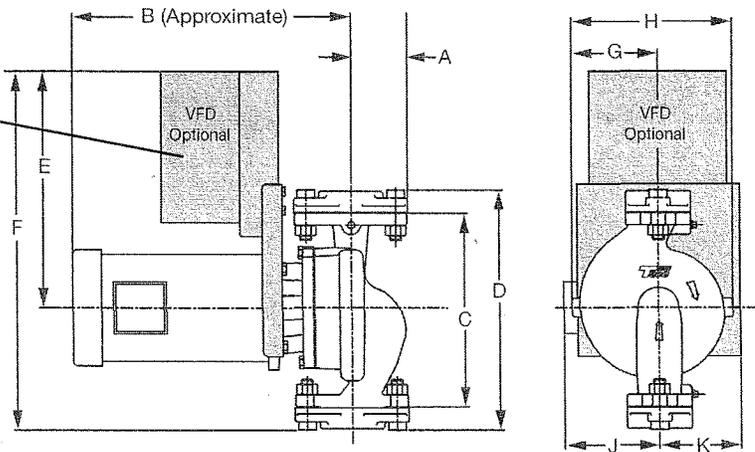
JOB _____ ENGINEER _____

CONTRACTOR _____ REP. _____

ITEM NO.	MODEL NO.	IMPELLER DIA.	G.P.M.	HEAD/FT	H.P.	ELEC. CHAR.
	VFD MODEL NO.		OPTION CARD			WEIGHT

For VFD drive specifications, weights and options, see the following Taco VFD Submittal Data sheets:

- ATV12 - Taco Submittal No. 301-1891
- ATV212 - Taco Submittal No. 301-1890
- ATV312 - Taco Submittal No. 301-1897



Pump Turn Down Ratio = 4:1
Recommended Minimum Drive Frequency = 15 Hz

SIZES & DIMENSIONS:

Model No.	Speed	Flange Size	HP (KW)	Dimensions										Pump Weight Lbs (Kg)	VFD Bracket Weight Lbs (Kg)
				A	B	C	D	E	F	G	H	J	K		
1935	1760 RPM	2 (51)	1/2 (0.37)	3.50 (89)	13.75 (249)	13.50 (343)	16.13 (410)	14.80 (376)	22.86 (581)	5.39 (137)	9.90 (251)	5.00 (127)	4.25 (108)	90 (41)	10 (5)
			3/4 (0.56)		14.75 (375)									95 (43)	
			1 (0.75)		15.75 (400)									100 (45)	
			1 1/2 (1.12)											110 (50)	

English dimensions are in inches. Metric dimensions are in millimeters. Metric data is presented in (). Do not use for construction purposes unless certified.

SPECIFICATIONS:

MOTORS

1760 RPM, Three Phase 208/230/460V, 60 Hz, Nema 56 C Frame Motors. Also available in Single Phase 115/208/230V. Motors are sealed ball bearing design, and require no maintenance.

BODY

Cast iron with in-line flanged connections. Also available in optional all bronze. Companion flanges available with the pump.

IMPELLER

One Piece Cast Bronze, Closed, Dynamically Balanced Impeller.

DRIVE

Close Coupled Direct Driven Pump.

SHAFT

Alloy Steel with Cupro Nickel Shaft Sleeve.

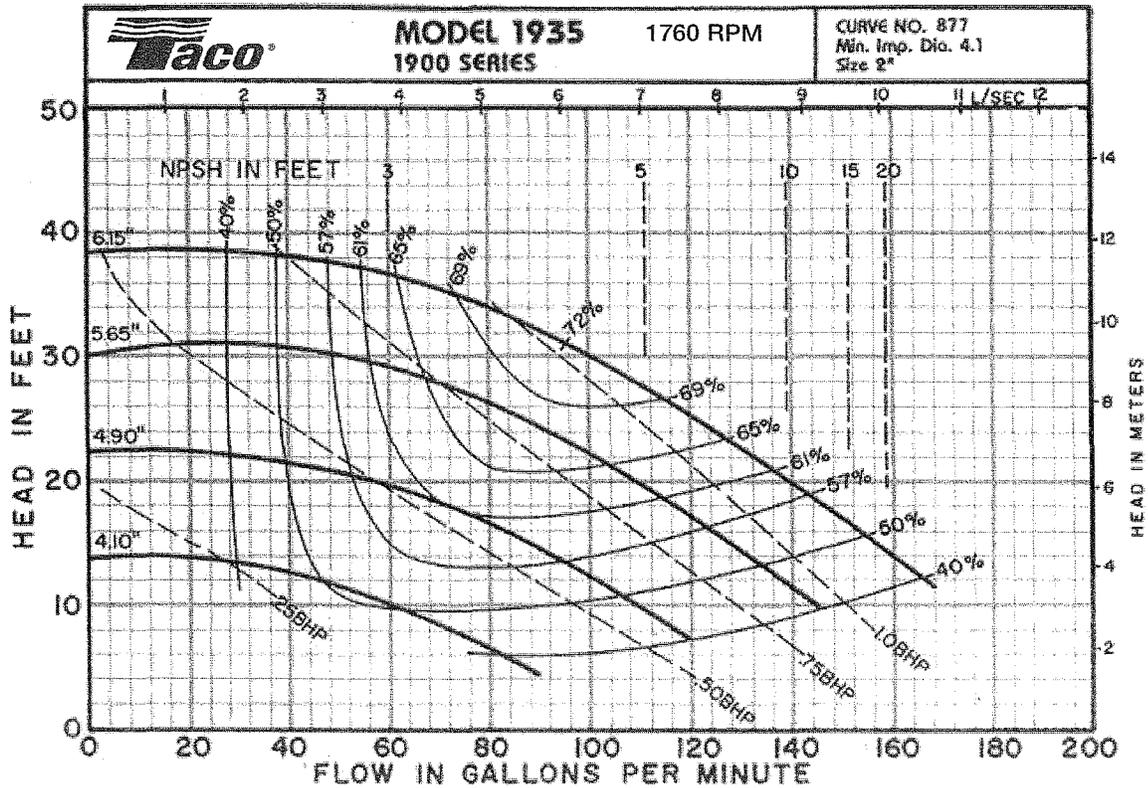
MECHANICAL SEAL

J. Crane Type 21 with carbon rotating element and ceramic stationary seat, with a maximum operating temperature of 250° F (121° C) furnished as standard. Optional "Sealide C" with silicon carbide rotating element and silicon carbide stationary seat is also available for systems with aggressive/glycol fluids, with a maximum operating temperature of 300° F (149° C).

WORKING PRESSURE

175 PSI (1207 kPa) in accordance with ASA B16.1.

NOTE: Pump flanges are tapped for gauges.



VFD SELECTION GUIDE:

Motor HP	Input Voltage				
	Single Phase		3 Phase		
	100V - 120V	200V - 240V	200V - 240V	380V - 480V	525V - 600V
1/2	ATV12H037F1	ATV12H037M2	ATV12H037M3		
3/4	ATV12H075F1	ATV12H055M2	ATV212H075M3X	ATV212H075N4	ATV312H075S6
1		ATV12H075M2			
1 1/2	N/A	ATV12HU15M2	ATV212HU15M3X	ATV212HU15N4	ATV312HU15S6



In order to provide the most efficient pump solution to our customers, Taco is now working with Schneider Electric.

This collaboration brings together Taco's pump technology with Schneider Electric Variable Frequency Drives and the drive packaging of Square D enclosures to offer the best overall pumping solution for our customers.

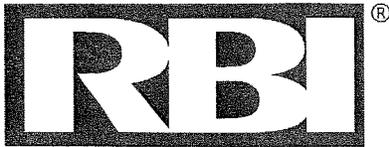


Comments: _____

systems made easy®

TACO, INC., 1160 Cranston Street, Cranston, RI 02920 Telephone: (401) 942-8000 FAX: (401) 942-2360.
 TACO (Canada), Ltd., 8450 Lawson Road, Unit #3, Milton, Ontario L9T 0J8. Telephone: 905/564-9422. FAX: 905/564-9436.
 Visit our web site at: <http://www.taco-hvac.com>

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PRODUCT DATA SHEET



Control and Communication Distributed Modulating Boiler Control

DESCRIPTION

The HeatNet™ boiler control is designed to provide the Futera III/Fusion Series boiler with an integrated boiler management system on every boiler. A key component of the Air-Fuel coupled Futera III/Fusion Series boilers, the HeatNet™ control provides for optimized heating efficiency without the need for an external "wall mount control". The control method used by the HeatNet™ control is based on digital communications, which eliminates the need for analog control signals. The use of analog control signals is still supported, but a higher level of control precision, repeatability, and feedback is gained with digital communications control.

The HeatNet™ control is extremely flexible, and can be operated in multiple ways:

- A stand-alone boiler.
- A boiler in a boiler network using the HeatNet™ protocol.
- A member boiler to a boiler management system
- A member of a system with up to 3 boilers using relay control.

The primary purpose of the control is to maintain the boiler water temperature setpoint at either the supply or the header sensor. The control also monitors dedicated external limits and provides an orderly shutdown and fault indication in the event of a trip.

The control method used is based on a PID loop and functions much like a thermostat with an analog output. The PID loop's input can be the supply or the header temperature depending on the setup. The output is a control signal that is derived from the difference between this supply/header temperature and the setpoint. This output control signal is a Pulse Width Modulated signal used to control the blower which is Air-Fuel coupled to the main gas valve.

When an external input is used to cycle the boiler ON and OFF or when using an external modulation signal, an adjustable internal operating limit setpoint is provided. If the control is the master, a setpoint with a control band is also employed in conjunction with the internal operating limit setpoint to limit the output of the boiler.

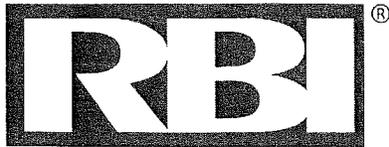
STANDARD FEATURES

- Four levels of external control inputs, including modulation and stage.
- Digital Communications Control (analog 4-20ma, 0-10vdc control supported, but not required).
- Boiler to Boiler: HeatNet™
- Modbus protocol for Building Management System interface
- BACnet IP and MSTP protocol is optional
- LonWorks TP/FT protocol is optional
- Distributed control using the HeatNet™ protocol for up to 16 boilers, or up to 3 boilers using dedicated relays. Eliminates the need for "wall mounted" controls.
- System operating status and error logging with time stamp.
- Advanced PID algorithm optimized for the Futera III/Fusion series boilers.
- 4 Dedicated temperature sensor inputs for: Outside Air Temperature, Supply (Outlet) Temperature, Return Temperature(Inlet), and Header Temperature.
- Automatically detects the optional temperature sensors on power up.
- Menu driven calibration and setup menus with a bright (Adj.) 4 line Vacuum Fluorescent Display.
- 8 Dedicated 24vac interlock monitors, and 8 dedicated 120vac system monitors used for diagnostics and providing feedback of faults and system status.
- Multiple circulator pump control modes.
- Combustion Air Damper control with proof time.
- USB/RS485 network support to allow firmware updates or custom configurations.
- Alarm contacts.
- Runtime status.
- Outdoor Air Reset with programmable ratio.
- Time of Day clock to provide up to 4 night setback temperatures.
- Failsafe mode - When a Building Management System is controlling setpoint, if communications is lost, the boiler/system will run off the Local setpoint.
- True Boiler Rotation (Lead/Lag)
- 25' length RJ45 Communication Cable



260 North Elm Street • Westfield, MA 01085
Phone: (413) 568-9571 • Fax: (413) 568-9613

7555 Tranmere Drive • Mississauga, Ontario L5S 1L4 Canada
Phone: (905) 672-2991 • Fax: (905) 672-2883

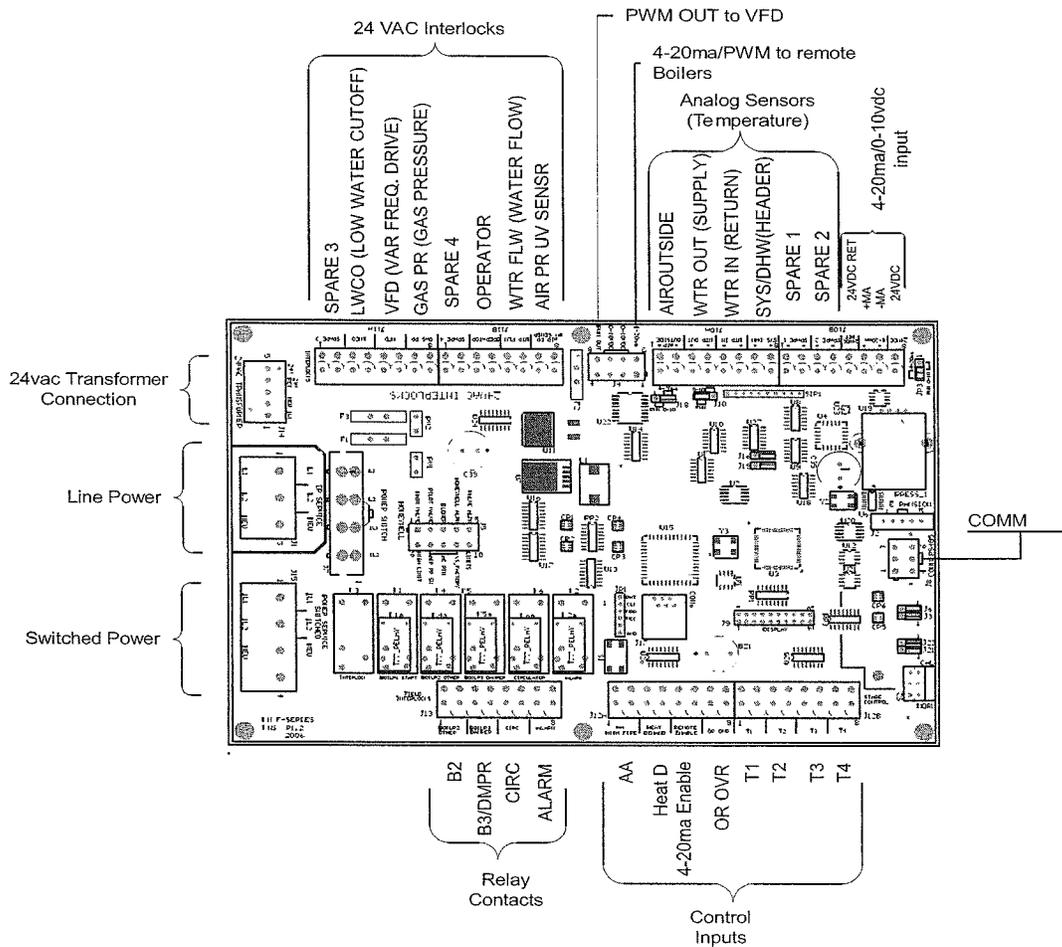


PRODUCT DATA SHEET



Control and Communication
Distributed Modulating Boiler Control

Typical Wiring Diagram



SPECIFICATIONS

Control :

Microprocessor based PID modulating control
(NOT a safety limit)

Environment:

-40°F to 140°F, <90% RH non-condensing

Input Power:

24 VAC, 250 ma

Switched Line:

120 VAC single phase, 240 VAC single phase

Relays:

Stage, Circulator, Alarm 8A 250 VAC

AC Interlocks:

24 VAC – 120 VAC input

Control Inputs:

AA, Heat Demand, 4-20ma Enable, OA override,
T1-T4: 24 VAC

Dimensions:

9" wide: 6" high: 2" deep

Approvals:

CSA Approved as integral part of boiler

USB:

1.0

RS485 Console:

Modbus RTU, 19200 baud, 8 bits, Even Parity, 1 Stop Bit

Temperature Sensors:

NTC thermistor, 10K @ 77°F, 335.67K @ -40°F, 185 @ 150°F, +/- 1°F

- Return, Supply and Common Header Sensors (10k) supplied as standard
- Outside Air Sensor (10k) with housing is optional

Communications Environment:

-40°F to 140°F, <90% RH non-condensing

Boiler-to-Boiler:

HeatNet™

LIMITED WARRANTY

Boilers/Water Heaters Industrial, Commercial and Other Non-Residential Use

The "Manufacturer" warrants to the original owner at the original installation site that the heat exchanger of the Industrial, Commercial, and other Non-Residential Use Boiler (the "Product") will be free from defects in material or workmanship for ten (10) years from the date of installation. Additional twenty one (21) year thermal shock warranty on heat exchanger. If upon examination by the Manufacturer the Product is shown to have a defect in material or workmanship during the warranty period, the Manufacturer will repair or replace, at its option, that part of the Product which is shown to be defective. All other RBI supplied Boiler/Water Heater parts are warranted against defects in material and workmanship for one (1) year from date of installation or 18 months from date of shipment from RBI.

The "Manufacturer" warrants to the original owner at the original installation site that the heat exchanger of the Industrial, Commercial, and other Non-Residential Use Water Heater (the "Product") will be free from defects in material or workmanship for five (5) years from the date of installation. Additional twenty one (21) year thermal warranty on heat exchanger. If upon examination by the Manufacturer the Product is shown to have a defect in material or workmanship during the warranty period, the Manufacturer will repair or replace, at its option, that part of the Product which is shown to be defective. All other RBI supplied Boiler/Water Heater parts are warranted against defects in material and workmanship for one (1) year from date of installation or 18 months from date of shipment from RBI.

This limited warranty does not apply:

- (a) if the Product has been subjected to misuse or neglect, has been accidentally or intentionally damaged, has not been installed, maintained or operated in accordance with the furnished written instructions, or has been altered or modified in any way.

These include but not limited to:

- Excessive water hardness causing a lime build-up in the heat exchanger tubes is not a fault of the equipment and is not covered under the manufacturer's warranty.
 - Excessive pitting and erosion on the inside of the heat exchanger tubes caused by high water velocity through the tubes and is not covered by the manufacturer's warranty. (See Installation Instructions for proper pump performance.)
 - Chemical corrosion, no corrosive chemical (freon, dry cleaning chemicals, degreasing liquids, chlorine or any chemicals that produce hydrochloric acid) can be present in the boiler room as it rapidly destroys the heating equipment and voids the warranty.
 - All copper fin boilers should not operate with a return water temperature less than 110°F, 43°C atmospheric combustion, 125°F, 52°C fan assist combustion. If a lower temperature is required, an external bypass should be installed to prevent condensation (bypass and valve arrangement included on the Futera Fusion Series). The manufacturer's warranty does not cover damage done by condensation.
- (b) to any expenses, including labor or material, incurred during removal or reinstallation of the Product or parts thereof.
- (c) to damage as a result of settlement, distortion, collapse, or cracking of any foundation area, beams or pipes surrounding the Product.
- (d) to any workmanship of any installer of the Product; or to Products installed outside the continental United States or Canada.

This limited warranty is conditional upon:

- (a) shipment, to the Manufacturer, of that part of the Product thought to be defective. Goods can only be returned with prior written approval from the Manufacturer. All returns must be freight prepaid.
- (b) determination in the reasonable opinion of the Manufacturer that there exists a defect in material or workmanship.

Repair or replacement of any part under this Limited Warranty shall not extend the duration of the warranty with respect to such repaired or replaced part beyond the stated warranty period.

THIS LIMITED WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, AND ALL SUCH OTHER WARRANTIES, INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED AND EXCLUDED FROM THIS LIMITED WARRANTY. IN NO EVENT SHALL THE MANUFACTURER BE LIABLE IN ANY WAY FOR ANY CONSEQUENTIAL, SPECIAL, OR INCIDENTAL DAMAGES OF ANY NATURE WHATSOEVER, OR FOR ANY AMOUNTS IN EXCESS OF THE SELLING PRICE OF THE PRODUCT OR ANY PARTS THEREOF FOUND TO BE DEFECTIVE. THIS LIMITED WARRANTY GIVES THE ORIGINAL OWNER OF THE PRODUCT SPECIFIC LEGAL RIGHTS. YOU MAY ALSO HAVE OTHER RIGHTS WHICH MAY VARY BY EACH JURISDICTION.



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Boilers

28 contractors viewed the specs on MITN but did not submit a bid. An email was sent to them to inquire about the reasons. Answers below:



Relating to Boilers:

1. We do not furnish the type of boilers you were looking for.
2. You are out of our territory for that boiler (Ohio)
3. Our offering would have been a Laars boiler. Unfortunately our capacity (btu's) does not match the specified boiler size. We would need to provide a larger capacity, and thusly larger overall sized unit. As the spec indicated a space constraint, the specified manufacturer size was used as our base and we would end up outside the overall dimensions.
4. We were not able to propose an equivalent boiler to meet specifications
5. We would have been happy to propose an equivalent boiler but while reading through the specification that appear to describe the RBI boiler inside and out. We could have proposed a boiler of equal performance or greater but the construction and materials of every boiler manufacture are somewhat unique. The verbiage in the description was almost pulled from the specification sheet of the RBI boiler. We apologize if we misinterpreted and you were open to other manufactures with different construction characteristics. The installation would not be a factor for us, we are a wholesale distributor and don't offer installation.
6. Our line of equipment was not a suitable alternate
7. Could not offer a competitive unit

Installation:

1. The main reason for my company choosing not to bid was that it did not include the install of the boiler. Normally we do labor and material and probably felt that it being a material only bid that it would be tough for us to be competitive with suppliers that would be bidding.
2. It is because install was not included.
3. We would like to bid the install for you.
4. Mainly because the installation was not included, we would have to purchase the boiler and mark it up and deliver it to the site. Also, what can happen is that if the boiler is installed by someone else or your own forces if there are any issues with it who's responsible? Also, warranty can be an issue.
5. Thought that it included installation and we don't do installation

Other issues(1):

1. We are not bonded