



February 18, 2021

Mr. Joseph Mooney
Chairman, Board of Finance
Town of Branford
1019 Main Street
Branford, CT 06405

Dear Mr. Mooney,

The Blackstone Library requests placement on the agenda of the Board of Finance regular meeting scheduled for February 22, 2021 in order to present a request for funding to replace our HVAC Chiller and duct cleaning. The Library is willing to devote resources made available by the forgiveness of the PPP loan to payment of this funding.

The library's HVAC system was installed during the 1996 building renovation. The most recent renovation included additional HVAC components made necessary by the addition of a 2000 square foot entryway. The system installed in 1996 was deemed sufficient for the rest of the building's needs. Now, after 25 years the chiller has reached the end of its useful life and needs immediate replacement. In addition, the recent renovation uncovered the need for duct cleaning throughout the building.

The library has obtained a quote from its current HVAC contractor, Controlled Air, for the chiller, and a proposal for the duct cleaning from Steamatic, both of which are attached.

On a positive note, the library was the beneficiary of unanticipated grants and donations within the past year and would like to use these funds to address these needs. As the Board of Finance is aware, the library trustees and staff continue to work with the respective RTM and BOF representatives to improve communication and transparency with regard to the Library. We believe these efforts are beneficial and we appreciate the support and feedback to date. As evidence of these efforts, the trustees discussed the concept of setting up a sinking fund for smaller capital and non-recurring items. We shared these discussions with the Finance Director and both he and the First Selectman support the concept. As a result, the Finance Director will make a request to the Board of Finance to establish the fund. If the fund is approved, the library will issue a check to the town for \$100,720 to be deposited in the sinking fund for the chiller and duct cleaning.

Please contact me at 203.488.1441, ext. 312, or kjensen@blackstonelibrary.org to confirm our placement on the agenda.

Respectfully,

Karen Jensen, Library Director

cc: Jamie Cosgrove, First Selectman
James Finch, Finance Director
Lisa Arpin, Town Clerk
Beth Law, President, Board of Trustees

Lisa Arpin
BRANFORD TOWN CLERK

2021 FEB 18 P 3:08

RECEIVED

RECEIVED

2021 FEB 18 P 3:08



Wes E. Arpin
BRANFORD TOWN CLERK STEAMATIC OF CONNECTICUT

12 Corporate Drive
North Haven
Connecticut 06473

Phone: 203.985.8000
Fax: 203.985.9100
Toll-Free: 888.376.2456

VISIT US AT
WWW.STEAMATICCT.COM

May 29, 2019 – Revised January 26, 2021 ✓
(Price Held from 2018)

Ms. Kathy Oxsalida
Business Manager
The James Blackstone Memorial Library
758 Main Street
Branford, CT 06405

RE: HVAC/Duct Cleaning at Blackstone Library, Branford, CT

Dear Oxsalida,

STEAMATIC OF CONNECTICUT appreciates the opportunity to submit the following proposal, recommendations and related information for the cleaning and decontamination of the multiple H.V.A.C. system(s) at Blackstone Library located at Branford, CT. **It is important to note that the systems are extremely dirty and require "restoration" style HAC cleaning, sanitizing, and coating.**

STEAMATIC has been providing personal and professional assessments in indoor air quality for building owners and building engineers through out the tri state area for over 20 years. Our experience and educated management on indoor air quality keeps STEAMATIC on the fore front of IAQ cleanup and decontamination of H.V.A.C. systems. Site assessments are carefully planned and coordinated with site mechanical engineering staffs and appropriate personnel as needed. Our IAQ cleanup will ensure a healthy and safe environment. We have closely reviewed the plans supplied by Controlled Air. The plans reviewed in preparing this estimate were at scale as noted. The plans were also numbered as M1, M2 and M3,

Benefits of Steamatic Patented Air Duct Cleaning Process

1. Controls microbial contaminants in the air (bacteria / microbial reduction)
2. Increases efficiency of air handlers and related equipment, allowing the units full life expectancy operation opposed to run to failure.
3. More efficient, increased air flow, limiting loss with our breach repair
4. Reduces odor (if present)
5. Prolongs life of the H.V.A.C.'s A.H.U.'s with reduced wear
6. Reduces energy cost (lower utility cost)
7. Helps prolong building life (Soft goods: carpet, ceiling tile & upholstery)

Blackstone Library, Branford, CT

REMEDIATION SERVICES
 CATASTROPHIC
 LOSS RESTORATION
 INDOOR
 ENVIRONMENTAL SERVICES
 AIR DUCT
 COIL CLEANING
 MECHANICAL HYGIENE
 24 HOUR EMERGENCY
 SERVICE

The multiple H.V.A.C. systems servicing the entire school is the subject matter for this proposal. The H.V.A.C. ductwork, air handling units, fan motors and related control equipment would be cleaned and decontaminated following the N.A.D.C.A. (National Air Duct Cleaners Association) and the IICRC (Institute of Inspection Cleaning Restoration and Certification) protocols and the detailed protocol below.

Steamatic is pleased to provide the following competitive proposal range of **\$ 22,890.00** for the project referenced above following the details N.A.D.C.A. Certified duct cleaning protocol in conjunction with the additional protocol as follows:

The project referenced above, following the detailed NADCA Certified duct cleaning in conjunction with the additional protocol is as follows:

STEAMATIC WOULD BE PLEASED TO PROVIDE THE FOLLOWING COMPLETE SOURCE REMOVAL CLEANING OF THE AIR CONVEYANCE SYSTEM(S) AND COMPONENTS COMPOSED OF NON-POROUS MATERIALS. ALL ACCESSIBLE DUCT WORK. AS WELL AS THE FULL A.H.U. CLEANING.

- I. Ductwork
 - A. Source removal process will be used to clean all accessible ductwork. Debris, dust and particulate will be removed by physical contact with a soft vacuum brush attached to our HEPA Vacuum System in conjunction with the Steamatic Negative Air Machine and air washing devices.
 - B. Biocide treatment of duct system will be applied to interior of duct system following the source removal process to render harmless any biological contaminants.
 - C. Access Doors will be installed as needed to provide entry points for source removal, visual inspection sights and treatment of contaminants.
 - D. Duct opening will be covered with clear poly (not cheese cloth) during service.

- II. Supply Registers/Return Air Grills
 - A. All supply register/return air grills will be removed, hand cleaned, sanitized and replaced. If either is affixed to structure, then it will be cleaned in place.
 - B. Area around supply register/return air grill will be vacuumed.
 - C. Steamatic would also respectfully request the permission to use the basement hose within the washroom to assist in the cleaning and decontaminating of the grills.

- III. Air Handling Units – Will be cleaned and Sanitized (No disassembly)
 - A. Clean all Interior/exterior of housing surfaces.
 - B. Clean, sanitize all fans and related components.
 - C. Clean via H.E.P.A. Vacuuming and washing the coils/condensate lines.

IV. Equipment

- A. Steamatic Negative Air Machine\
- B. Steamatic Air Washing Equipment
- C. Max Vac (HEPA Vacuum)
- D. Steamatic IES Compressed Spray System
- E. Steamatic Duct Augur and Steamatic pneumatic tools.

V. Safety

- A. Steamatic and its employees are familiar with all and adhere to all appropriate OSHA and NIOSH safety procedures. This includes working conditions, equipment, and safety equipment.
- B. As needed technicians will be outfitted in respirators per OSHA CFR 29-1910.120.
- C. Safety Data Sheets - See SDS Section – for submission.

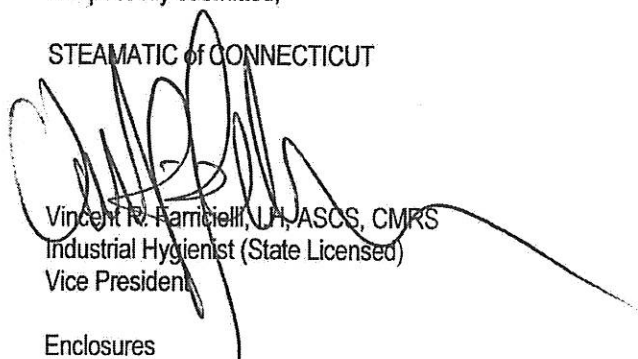
VI. Quality Assurance

- A. The floors will be covered with double thick moving blankets to protect against any tarnishing / scratching as/if during STEAMATICS work. The areas as needed may also be covered with fine .7 mill plastic to inhibit any uncontrollable contamination during the cleaning process.
- B. The Project manager may inspect H.V.A.C. System before, during and upon completion of decontamination.
- C. A walk-through inspection with customer can be scheduled at anytime with the contractor.

The contractor, its representatives and the owners are responsible to each other for any inaccuracies or discrepancy in any one or all the above. Each system quote as noted "*" is subject to the appropriate Sales Tax and/or may need to be performed in conjunction with additional STEAMATIC services as recommended. STEAMATIC can not be held responsible for any minimal effects to walls and/or ceilings during the normal course of its work. At the time this proposal was prepared the site was not accessible. STEAMATIC of Central Connecticut would simply and respectfully reserve its right to perform an inspection of the site and the conditions prior to the execution of any contractual obligations.

Respectfully submitted,

STEAMATIC of CONNECTICUT


Vincent R. Farnicelli, I.H., ASOS, CMRS
Industrial Hygienist (State Licensed)
Vice President

Enclosures

VRF/lb

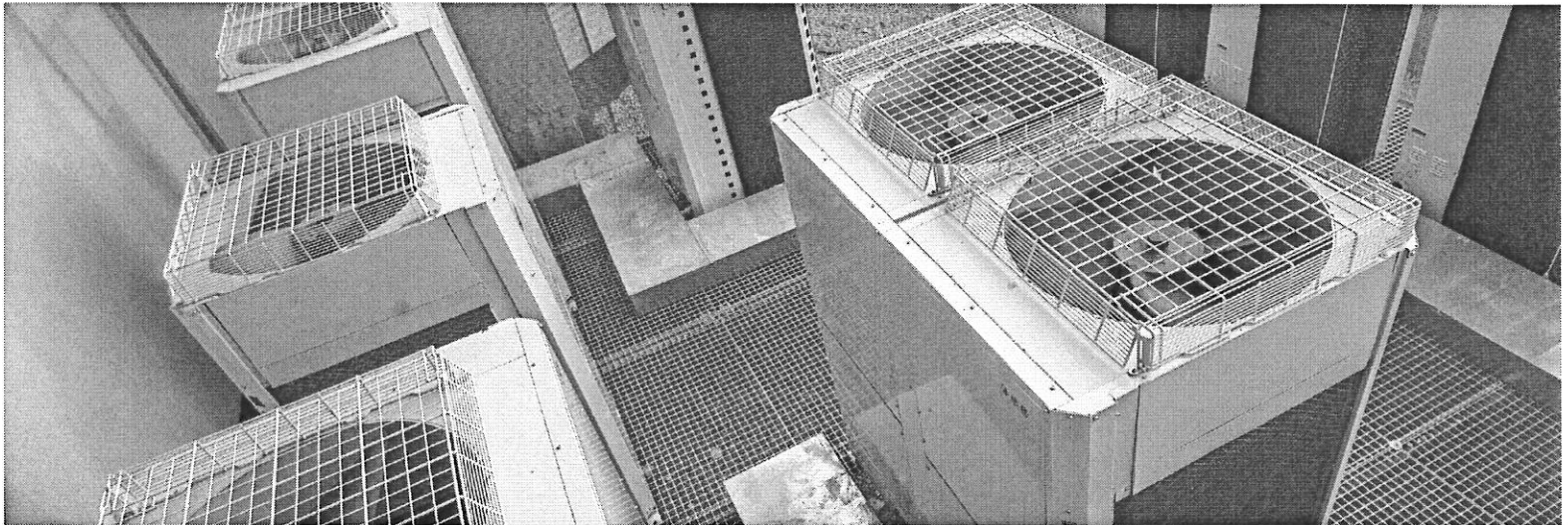
We would
still like to
complete a
pre inspection

RECEIVED

2021 FEB 18 P 3:08

Vin Chiochio
BRANFORD TOWN CLERK

Blackstone Library Chiller Replacement 8/19/2020



Prepared for: Kathy Oxsalida

Equipment Site: 758 Main Street
Branford, CT 06405

Prepared by:

Vin Chiochio, LEED® AP
President
Controlled Air, Inc.
vchiochio@controlledair.com
C: (203) 809-1896
O: (203) 481-3531





Heating, Air Conditioning & Temperature Controls

CONTROLLED AIR INC

Dear Kathy,

Thank you for again considering Controlled Air, Inc. as your HVAC contractor. We strive to be a leader in creating environmentally sound, energy-efficient HVAC designs that save money for our customers and promote the conservation of energy.

We have experience in the following, as well as what is included in your quote: chillers, cooling towers, evaporative coolers, condensing units, large roof top units, ice thermal storage, product refrigeration, cleanrooms, surgery centers and energy management systems. We can design build a custom solution for your building system, that is energy efficient and affordable.

After your project is complete, we offer custom maintenance contracts to meet your service needs. Routine maintenance is scheduled at your convenience and our team of service professionals is on call 24/7 to respond to any emergencies. All our work is performed by technicians who receive direct factory instruction and our own in-house training.

We are committed to offering the best service, installation, and design work in class and the highest-level in customer satisfaction. All work is performed by licensed service technicians who receive direct factory instruction and our own in-house training. We have an excellent working relationship with all major manufacturers and are authorized as warranty providers. We guarantee all of our work including installation, design and service. If the job is not done to your satisfaction or if a problem is discovered that is due to our error, we will make the necessary corrections and/or repairs at no cost to you. All parts come with a 1-year warranty unless otherwise noted.

To find out more about Controlled Air, Inc. please contact me or visit our website www.controlledair.com.

Sincerely,

Vin Chiocchio, LEED® AP
President
Controlled Air, Inc.
vchiocchio@controlledair.com
C: (203) 809-1896
O: (203) 481-3531

We are pleased to provide you with the HVAC portion of your job to replace your existing York air cooled chiller. Our proposal includes labor and materials to perform the work listed below.

WORK INCLUDED-REPLACE CHILLER

- Mechanical demolition to disconnect, remove and dispose of existing chiller and existing pumps.
- Reclaim refrigerant from existing chiller and dispose of per EPA guidelines.
- Furnish and install one (1) Johnson Controls 70-ton direct expansion air-cooled R-410A scroll chiller. Includes: Control transformer, TEAO fan motors, L3/4" thick insulation of evaporator, high ambient kit, ultra-quiet sound fans and BacNet communication.
- Set new chiller on existing steel.
- Furnish and install new isolators.
- Furnish and install chilled water piping and connect to existing. Includes new supports.
- Installation of piping insulation as required. New pipe only.
- Controls and control wiring. Run new bus to chiller BacNet and setup on existing front-end.
- Programming as required to add new chiller to existing JCI DDC system.
- Electrical as required. Reuse existing electrical feeder; includes new disconnect switch.
- Certified balancing of chiller flow total only.
- Rigging of equipment.
- Start-up and testing of new chiller.
- One-year warranty on newly supplied Controlled Air Inc materials and workmanship plus entire Unit Parts Only Warranty from the unit manufacturer: 18 months from date of Shipment or 1 Year from date of Start Up, whichever comes first.

WORK NOT INCLUDED

- Sales tax
- Bond
- Replacement of any other equipment
- Overtime
- Temporary chiller
- Structural review or modifications
- Stamped drawings if required for permit.
- Prevailing wage rates, unless specifically noted.
- No repairs, modifications or service to any existing HVAC equipment, systems, ductwork or piping unless specifically mentioned above.

OUR COST FOR THE ABOVE-MENTIONED WORK: **\$ 77,830.00**

This work is based on working Mondays through Fridays 8:00 to 4:30 excluding holidays.

TAX:

Project is non-taxable, no tax is included.

PREVAILING WAGE STATUS:

This is not quoted as a Prevailing Wage

Thank you for the opportunity to quote this project. If you have any question, please contact us.

Quote is valid for thirty days.

TERMS AND CONDITIONS

DEFINITIONS: For purposes of this Agreement terms shall have the following meanings:

- (a) Contractor: Controlled Air, Inc.
- (b) Owner: the purchaser named in this Agreement.
- (c) System: the air conditioning equipment, heating equipment, and/or temperature controls to be installed by the Contractor under this Agreement.
- (d) Component: either the air conditioning equipment or the heating equipment to be installed under this Agreement, if both types of equipment are to be so installed.
- (e) Use Commencement Date: as to an entire System, the date when the System or any Component of the System is first turned on for operation for any reason.
- (f) Warranty Period: a period of one (1) year beginning on the Use Commencement Date.

PAYMENT OF PURCHASE PRICE: The purchase price set forth in this Agreement shall be payable to the Contractor by certified check, bank check, money order, or other form acceptable to the Contractor, as follows:
Monthly Requisitions: 100% Payment: Net 30 Days

Upon failure of the Owner to pay any installment when due, the Contractor shall have the option (without prejudice to any other rights of the Contractor hereunder) to suspend its performance of this Agreement until it has received all installments then due and owing.

Contractor shall have no obligation to execute all full or partial waiver of any lien rights it may have to secure payment hereunder unless and until payment of the full contract price (including any agreed extras) has been made.

Upon Owner's default in any payment hereunder for a period of thirty (30) days after the same is due, Owner shall be obligated to pay the Contractor interest at the rate of twelve (12%) percent per annum on any unpaid balance. If suit is brought to collect any amount due to the Contractor under this Agreement, the Contractor shall be entitled to collect all reasonable costs and expenses of suit, including reasonable attorney's fees.

TIME FOR PERFORMANCE: The Contractor will use its best efforts to complete the project within the time set forth in this Agreement, but will not be liable for delay or failure to perform due to accidents, natural disasters, fire or casualty, strikes, war, civil commotion, act of God, or other causes beyond its control. In no event shall the Contractor be liable for consequential damages arising from a breach of this Agreement.

LIMITED WARRANTY: Subject to the exclusions described below, the Contractor warrants that the System will be free from defects in materials or workmanship during the Warranty Period. In the event of a defect covered by the Warranty, the Contractor will provide at no cost to the Owner the parts and labor reasonably required to eliminate or repair the defect, so as to place the System in good operating condition. Preventive maintenance items such as belts and filters are not provided by the warranty.

However, this Warranty shall not extend to or cover defects caused or aggravated, in whole or in part, by any of the following: misuse or abuse of the System; failure of the Owner to notify the Contractor promptly in the event of a malfunction or other evidence of a defect; power surges; freezing pipes; weather related conditions; fire or other casualty; natural disasters; or acts of God.

This Warranty shall be void and of no further effect if at any time, without the prior written authorization of the Contractor, any person other than the Contractor makes or attempts any repair or modification of any portion of the System.

The warranty set forth herein shall be in lieu of all other warranties, expressed or implied, including any otherwise applicable warranty of merchantability or fitness for a particular purpose.

Any modifications or addendums to these terms or contract must be initialed and approved by a Controlled Air, Inc. representative.



SIGNATURE & CONTRACT ACCEPTANCE

CONTRACT ACCEPTANCE:

We both acknowledge that this proposal contains our entire agreement.

Acceptance:

Company: _____

By: _____

Title: _____

Date: _____

Our Acceptance:

Vin Chiocchio, President

Date: 8/19/2020

EQUIPMENT SITE: BLACKSTONE LIBRARY CHILLER REPLACEMENT

CONTRACT AMOUNT: **\$ 77,830.00**

**PLEASE SIGN AND DATE ABOVE.
RETURN A FULL COPY OF THIS DOCUMENT.**