

Ballston Spa CENTRAL SCHOOL DISTRICT

Educating Everyone Takes Everyone

Office of Business and Support Services
Kelly Lucarelli, Assistant Coordinator for Purchasing

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May 8, 2026

Adirondack Combustion Technologies
6 Northway Lane Suite 202
Latham, NY 12110

RE: Ballston Spa Central School District
Award of Bid – Heater and Boiler Preventative Services

In accordance with the specifications relative to the above referenced bid, the Ballston Spa Central School District desires to extend the bid award for Heater and Boiler Preventative Services for an additional 12-month period.

A copy of the bid award and Notice to Bidders from the June 23, 2025 original bid, is enclosed for your information and review.

Please complete and return this notice indicating your interest and availability, at your earliest convenience.

Please contact me at (518) 884-7195, extension 1363 if you have any questions or concerns.

Sincerely,

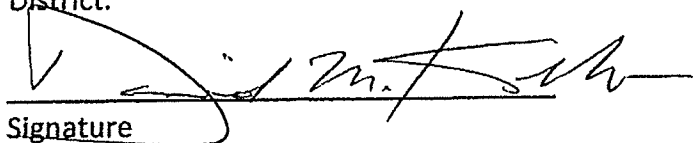
BALLSTON SPA CENTRAL SCHOOLS



Kelly Lucarelli
Assistant Coordinator for Purchasing

☒ Yes, I am willing to extend the Heater and Boiler Preventative Services for the Ballston Spa Central School District at the rates submitted on June 23, 2025, for an additional 12-month period. Expiring on 6/30/2027, with option to extend it an additional 12-month period.

☐ No, I am not able to extend the Various Floor Finishing services for Ballston Spa Central School District.


Signature

DAVID M. KRECZKO
CUSTOMER RELATIONSHIP
MANAGER
Print Name and Title

Enclosures

**BOARD OF EDUCATION
BALLSTON SPA CENTRAL SCHOOLS
BALLSTON SPA, NEW YORK 12020**

BID ANALYSIS

ITEM BID: 2025-2026 Heater and Boiler Preventative Services Bid

DATE ADVERTISED: **SARATOGIAN** 6/3/2025

DAILY GAZETTE 6/3/2025

DATE OF BID OPENING: 6/23/2025

NUMBER OF VENDORS CONTACTED: 7

NUMBER OF BIDS RECEIVED: 1

SOURCE OF FUNDS: _____

BIDDERS:

Adirondack Combustion Technologies

LOW BID: (indicate name and address)

<u>Adirondack Combustion Technologies</u>	<u>\$22,014.40</u>
<u>6 Northway Lane Suite 202</u>	
<u>Latham, NY 12110</u>	

RECOMMENDATION:

Award by item to the lowest responsible bidder as per attached

BOARD APPROVAL DATE: 7/2/2025

2025-2026 Vendor Mail List - Heather and Boiler Preventative Service Bid

Troy Boiler Works
2800 7th Ave
Troy, NY 12180
jthierry@troybolierworks.com
518-274-2650

Adirondack Combustion Technologies
Dave Kreczko
Customer Relationship Manager
Office: 518-357-4488
Cell: 518-857-0530
dkreczko@adirondackcombustion.com

Campito Plumbing & Heating Inc.
3 Hemlock Street
Latham, NY 12110
PO Box 550 Latham, NY 12110
David Kaufmann
kaufmann@campito.com
518-785-0994

Savignano Construction
747 Pierce Road
Clifton Park, NY 12065
John Palmatier
518-419-9198
johnp@savignanoconstruction.com

GSH Group
4 Gatehall Drive 2nd Floor
Parsippany, NJ 07054
Zachary Ryan
973-227-5515
zachary.ryan@gshgroup.com

Public Records Request
Deltek, Inc.
2291 Wood Oak Drive
Herndon, VA 20171
publicrecords@deltek.com
Patricia Manarin

Procurement Service Manager
3 Flower Lane
Valley Cottage, NY 12018
Camilla Hester
cnryan875@gmail.com

Specifications

Scope of Work:

The Ballston Spa Central School District seeks bids to perform preventative maintenance on all District Heaters and Boilers, per the attached by-building details.

A service report is to be submitted following the completion of each service.

Evidence of authorization from the equipment manufacturer that the vendor is not prohibited from performing service work on the equipment to be serviced.

All PM site visits are to be coordinated with the maintenance department.

Approval shall be required from the Maintenance Manager prior to the performance of any additional service work beyond the scope of this contract.

1. High School:

Maintained Equipment List
High School / Middle School
Three (3) Burnham 250 HP Model 3PW-250-50 GO - WEB
Three (3) Webster Cyclonetic Burners Perform tower services

2. Ballston Spa Transportation Facility:

One (1) Unilux ZF250W with Powerflame Burner CR2-GO-20B

Re: Boiler cleaning and insurance inspection preparation for the Transportation Facility. Adirondack Combustion Technologies proposes to furnish the following services as outlined:

FIRESIDE SERVICES

- Open boiler side panels to gain access to fireside of boiler
- Brush and vacuum fireside of boiler
- Inspect refractory and insulation, Note any deficiencies
- Inspect all boiler tapping, hand holes for signs of leakage or deterioration
- Check sight ports and gaskets
- Inspect fireside of heat exchanger. Note any deficiencies
- Re-gasket with new material fire doors as required and close boiler
- Replace fire door gasket seals and close boilers
- Fire test boiler

WATERSIDES

- Open, Inspect Handholes, Manways, and Low water control piping as required by boiler inspection. Low water cutoffs will be open and inspected yearly
- Inspect boiler safety relief valves, hand lift, notify customer prior to doing task, if they don't reseal customer will be required to purchase new. Recommend to test during phase 1 during non-heating season.

BURNER

- Visually inspect entire burner
- Check combustion air interlocks
- Check makeup air system or fresh air dampers for proper operation and be sure filters and screens are free of obstructions
- Check pilot assembly and adjust as required
- Check combustion air fan
- Check and lubricate combustion air control damper
- Visually Inspect boiler vent stacks
- Check all electrical connections and tighten as required. Inspect all motor starters

Actions to be Taken

- Make system adjustments as required for reliable operation and smooth light off
Complete combustion adjustment to be made as per Phase Two services
- Notify in writing any deficiencies found
- Make recommendations to improve operation

COMBUSTION SYSTEM SERVICES Phase HIGH SCHOOL AND TRANSPORTATION PHASE 2

FLAME SAFEGUARD SYSTEMS

- Check all safety and operating control functions
- Clean flame detector and adjust for proper sighting
- Check timing of all stages
- Check flame signal strength
- Check for safe shutdown

GAS FIRED BURNER

- Visually inspect piping and supports. Leak test joints
- Test gas valves for tight close off
- Check modulating valves linkages proper stroke
- Check gas supply and set high and low manifold gas pressures
- Verify low and high gas pressure switch operation
- Verify air flow switch operation
- Check all external interlocks

- Visually inspect piping and supports. Leak test joints
- Test gas valves for tight close off
- Check modulating valves linkages proper stroke
- Check gas supply and set high and low manifold gas pressures
- Verify low and high gas pressure switch operation
- Verify air flow switch operation
- Check all external interlocks

BOILER

- Check gauges
- Check low water cutoff and auxiliary low water cutoff
- Inspect all waterside tapings
- Inspect fireside seals
- Check sight ports
- Check drain valves
- Check pilot lights and alarms
- Check operating, limit and water level controls

COMBUSTION ADJUSTMENTS

- Make system adjustments as required
- Utilizing an electronic combustion analyzer, we will adjust the burner for best achievable performance throughout the operating range and document
Documentation will include:
 - Oxygen
 - Carbon Dioxide
 - Carbon Monoxide
 - Stack Temperature

BOILER EFFICIENCY – Stack Loss Method

- Notify in writing of any leaks or other deficiencies found
- Make recommendations to improve operations

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3. Malta Avenue Elementary:

PK MACH Condensing Boiler Services
Three (3) Patterson Kelley C2000 condensing hot water boilers
Serial# R926-11-6944, R926-11-6945, R926-11-6946

4. Wood Road Elementary:

Patterson Kelley MACH Condensing Boiler Services
Three (3) Patterson Kelley C4000 condensing hot water boilers
Serial# K222-14-10711, K222-14-10712, K222-14-10713

5. Gordon Creek Elementary:

Patterson Kelley MACH Condensing Boiler Services
Three (3) Patterson Kelley C4000 condensing hot water boilers
Serial# K222-14-10711, K222-14-10712, K222-14-10713

SERVICE

- Clean and inspect air inlet screens
- Remove and rinse burner clean with water
- Dismantle condensate trap and clean
- Water wash heat exchanger fireside
- Clean condensate pan and inspect
- Visually inspect burner and heat exchanger
- Drain boiler waterside and flush with fresh water
- Remove LWCO/inlet/outlet probes, clean, inspect, reinstall
- Clean inlet strainer if installed
- Reassemble boiler replace gaskets as required
- Rinse condensate neutralizer, recharge with reagent
- Visually inspect venting system where exposed
- Inspect, hand lift and check for reseal Safety
- Hand Lift safety relief valves
- Install Patterson Kelley annual maintenance kit
- Test ignition safety system
- Test low water cutoff
- Test High limit and Operating control
- Test low and high gas pressure switches
- Adjust as required regulated gas pressure
- Adjust and document combustion adjustment and efficiency
- Test Hydronic system water PH
- Obtain water sample for analysis

Actions to be taken

- Make system adjustments as required for reliable operation and smooth light off
- Complete combustion adjustment to be made as per Phase Two services
- Notify in writing any deficiencies found
- Make recommendations to improve operation

Inspection and Testing Services Phase 2

- Inspection and testing of controls
- January inspection is included with the annual boiler service
- Visually inspect venting system where exposed
- Inspect and check relief valve
- Test ignition safety system
- Test low water cutoff
- Test high limit and Operating control
- Test Low and High gas pressure switches
- Notify in writing any deficiencies found
- Make recommendations to improve operation
- Remove LWCO/inlet/outlet probes, clean, reinstall
- Reassemble boiler replace gaskets as required
- Hand lift safety relief valves
- Rinse condensate neutralizer, recharge with reagent
- Visually inspect venting system where exposed
- Install Patterson Kelley annual maintenance kit
- Test ignition safety system
- Test low water cutoff
- Test High limit and Operating control
- Test low and high gas pressure switches
- Adjust as required regulated gas pressure
- Adjust and document combustion adjustment and efficiency
- Test Hydronic system water PH
- Disinfect towers as needed, a minimum of once annually
- Maintain Inhibitor at 90-150 ppb for scale and corrosion control
- Maintain dual biocides to control bacteria, including one oxidizer
- Test and report bacteria levels monthly
- Test for Legionella quarterly
- Install treatment equipment for system startup, and remove/store at cooling season end.

6. High School Primary Hot Water Loop:

- Test and report findings monthly
- Maintain inhibitor at 188-263 ppb
- Introduce additional inhibitor, as needed, through by-pass feeder
- Maintain pH below 8.5 and adjust with acid as needed
- Test High School Heat Pump Loop monthly
- Maintain 700-1400 ppm Nitrate inhibitor in High School Heat Pump loop

7. High School Chilled Water Loop:

- Test and report monthly during cooling season
- Maintain 700-1400 ppm Nitrate inhibitor in High School Chilled Water loop
- Add biocide, as supported by testing, to prevent bacteria

8. High School Hot Water Loop:

- Test and report during cooling season
- Maintain 700-1400 ppm Nitrate inhibitor in the High School Heat Pump Water Loop

9. Wood Road Elementary School:

- Test WR Heating Loop quarterly during heating season (4-times)
- Maintain Inhibitor at 20-30 ppm silica, adjusting as required
- Maintain pH below 8.5, adjusting as necessary, to protect aluminum boilers

10. Malta Avenue Elementary School:

- Test MA Heating Loop quarterly during heating season (4-times)
- Maintain Inhibitor at 100-120 ppm silica, adjusting as required
- Maintain pH below 8.5, adjusting as necessary, to protect aluminum boilers.

11. Gordon Creek Elementary School:

- Test GCES Heating Loop quarterly during heating season (4-times)
- Maintain Inhibitor at 20-30 ppm silica, adjusting as required
- Maintain pH below 8.5, adjusting as necessary, to protect aluminum boilers