



94 Reservoir Park Drive  
Rockland, MA 02370  
(617)-544-3200

November 5, 2024

**Solution: New Steam Traps**

**Site: DPW, 17 Franey Rd., Somerville, MA 02145**

**Presented To:**  
**Andrew Reider**  
City of Somerville  
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**Prepared By:**  
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**Inovis Energy, Inc, is a turn-key implementer of energy efficiency measures. We provide our clients with a streamlined approach to energy conservation projects that makes the process efficient, clear, and successful.**

**We have included the necessary information for review of the above-mentioned project in this report. We hope you find our analysis clear and concise. If there are any specific questions, or additional information requested, please let us know.**

*Tony Parente*

**Tony Parente**  
Director of  
Business  
Development  
Inovis Energy, Inc.

**Proposed Scope of Work:**

Inovis Energy proposes to supply and install (45) new steam traps per the findings in separately provided steam trap survey. Significant energy and maintenance savings will result.

**Clarifications and Assumptions:**

1. Work to be performed during normal, first shift hours, Monday through Friday, prevailing wage.
2. No existing code violations to be corrected.

**Proposal:**

Description	Total Cost	Utility Incentive	Total Cost less Incentive	Annual Therms Savings	Annual Cost Savings	Payback (yrs)
Supply & Install (45) Steam Traps	\$33,275	\$10,500	\$22,775	20,671	\$36,174	0.6

\*Cost savings based on Natural Gas cost of \$1.75/Therm

Due to current supply chain volatility, this proposal is valid for 30 days from date of submittal.



**AGREEMENT TO PROCEED**

**Customer: City of Somerville**  
**Site Address: 17 Franey Rd.**  
**Somerville, MA 02145**

**Solution: New Steam Traps**

**Terms & Conditions:**

This is a turnkey proposal unless otherwise agreed upon by the customer and Inovis Energy, Inc. Labor, materials, and waste disposal are included in the project cost. The total installed cost is based on the included 'Scope of Work'. Any fixtures not included in the 'Scope of Work', or uncounted fixtures or areas that the customer would like to add to the contract are treated as a Change Order. Change Orders must be approved by the customer prior to installation. Any available rebates/incentives will be paid to Inovis Energy, Inc. unless otherwise noted, and will be considered partial payment for the project as outlined below.

Upon acceptance of this proposal (unless financing), the customer shall pay a deposit of 50% of the contract price. The customer understands that Inovis will incur certain mobilization expenses as a result of its undertaking this project. If the customer seeks to cancel the contract, Inovis will be entitled to 10% of the contract price to cover these mobilization expenses. If the customer cancels the project within thee (3) days of signature, Inovis shall waive said mobilization expenses.

**Acceptance of Terms:**

Somerville approved the terms & conditions outlined above as well as the scope of work as provided. Somerville agrees to the following payment terms and amounts outlined below. Any unpaid invoices that exceed 30 day terms will accrue late fees of 2% per month.

**Payment Terms: Total Cost less Incentive due Net 30.**

**Client Accepted By:**

**Inovis Energy, Inc Accepted By:**

**Name:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## Review of Recorded Data

Table 1: Summary of Audit Results

		Failing Status						
Fully Operational	Blowing By	Leaking	Plugged	Not In Service (NIS)	Retired in Place (RIP)	Total		
89	14	30	1	2	0	136		

An estimated 19,933 therms/year could be saved by making repairs to faulty traps.

Table 2: Audit Results

	TRAP	APPLICATION	BLDG/ROOM/FLOOR	LOCATION/ELEVATION	MFG	MODEL	TRAP TYPE	PIPE SIZE (IN.)	PSIG	TRAP STATUS
1	4661	Radiator	Garages/Light Office/Ground	On rad Rt corner	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
2	4662	Unit Heater	Garages/Bay 30	Left Corner 12'	Barnes & Jones	T-42	Float & Thermostatic	1"	5	Fully Operational
3	4663	Unit Heater	Garages/Bay 32	Right Corner 12'	Barnes & Jones	T42	Float & Thermostatic	1"	5	Fully Operational
4	4664	Unit Heater	Garages/Bay35	Plan Storage 12'	Barnes & Jones	T42	Float & Thermostatic	1"	5	Fully Operational
5	4665	Unit Heater	Garages/Bay35	Above Police HQ	Barnes & Jones	T42	Float & Thermostatic	1"	5	Fully Operational
6	4666	Drip Leg	Garages/Bay 37	Left Corner 12'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
7	4667	Unit Heater	Garages/Bay 37	Left Side 10'	Hoffman	FT 015H	Float & Thermostatic	1"	5	Fully Operational
8	4669	Radiator	Engineering Office	On rad left corner	Barnes & Jones	122A	Thermostatic	1/2"	5	Leaking
9	4670	Radiator	Locker room/ Bay 39	on rad right corner	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
10	4671	Radiator	Bathroom/ Bay 39	on rad left corner	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
11	4672	Unit Heater	Bay 39	back wall 12'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
12	4673	Drip Leg	Bay 39	back wall 12'	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
13	4674	Unit Heater	Bay 40	back wall 12'	Barnes & Jones	T42	Float & Thermostatic	1"	5	Fully Operational
14	4675	Unit Heater	Bay 44	back wall 12'	Barnes & Jones	FT2015-5	Float & Thermostatic	1-1/4"	5	Fully Operational

15	4676	Unit Heater	Bay 44	back wall 12'	Barnes & Jones	FT2015-5	Float & Thermostatic	1-1/4"	5	Fully Operational
16	4677	Unit Heater	Bay 48	up stairs right corner	Barnes & Jones	T42	Float & Thermostatic	1"	5	Fully Operational
17	4678	Unit Heater	Bay 49	left corner	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
18	4679	Radiator	Bay 50	back room right corner	Barnes & Jones	134	Thermostatic	3/4"	5	Fully Operational
19	4680	Unit Heater	Bay 51	left corner	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
20	4681	Drip Leg	Bay 51	back left corner above office	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
21	4682	Unit Heater	Bay 51	Back wall 10'	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
22	4690	Unit Heater	Bay 51/ Clubhouse	back right corner	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
23	4283	Unit Heater	Bay 51/ Office Right side	left corner 12'	Barnes & Jones	T42	Float & Thermostatic	1"	5	Fully Operational
24	4284	Radiator	Parks Department/Boiler room	Right of entrance 12'	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
25	4285	Drip Leg	Parks Department/Boiler room	above entrance	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
26	4686	Drip Leg	Parks Department/Boiler room	left of boiler 12'	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
27	4687	Drip Leg	Parks Department/Boiler room	left of boiler 5'	Barnes & Jones	T44	Float & Thermostatic	1 1/2"	5	Fully Operational
28	4688	Drip Leg	Parks Department/Boiler room	right of boiler 12'	Barnes & Jones	T42	Float & Thermostatic	1"	5	Fully Operational
29	4689	Radiator	Parks Department/Women's locker	on rad	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
30	4691	Radiator	Parks Department/upstairs office	across from desks	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
31	4692	Radiator	Parks Department	Upstairs hallway left	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
32	4693	Radiator	Parks department/upstairs office	right side hallway	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
33	4694	Radiator	Parks Department/office across break room	on rad	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
34	4695	Radiator	Parks department break room	on rad back wall	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational

35	4696	Radiator	Parks Department/break room	back room on rad	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
36	4697	Radiator	Parks Department/men's locker room	on rad	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
37	4698	Radiator	Parks Department/back office	on left rad	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
38	4699	Radiator	Parks Department/back office	on right rad	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
39	4700	Radiator	Parks Department	inside right entrance	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
40	4701	Drip Leg	Bay 52	left wall 12'	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
41	4702	Unit Heater	Bay 54	back wall 10'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
42	4703	Unit Heater	Bay 58/59	above storage room	Barnes & Jones	Ft2015-4	Float & Thermostatic	1"	5	Fully Operational
43	4704	Drip Leg	Bay 58/59	above storage room	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
44	4706	Drip Leg	Main Building/boiler room	bottom of stairs	Spirax Sarco	FT-15	Float & Thermostatic	2"	5	Blowing by
45	4707	Drip Leg	Main Building/boiler room	next to window 12'	Hoffman	FT015H	Float & Thermostatic	3/4"	5	Plugged
46	4708	Radiator	Main Building/boiler room	back right corner 10'	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
47	4709	Drip Leg	Main Building/boiler room	back right corner 15'	Hoffman	53FT	Float & Thermostatic	3/4"	5	Fully Operational
48	4710	Radiator	Main Building/ basement	file room	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
49	4711	Drip Leg	Main Building/ basement	office left	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
50	4712	Radiator	Main Building/ basement	office center	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
51	4713	Drip Leg	Main Building/ Fire Prevention room	right corner 7'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
52	4714	Radiator	Main Building/ Fire Prevention room	right corner	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
53	4715	Radiator	Main Building/ Fire Prevention room	right corner on rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
54	4716	Radiator	Main Building/ Fire Prevention room	back wall left side rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
55	4717	Radiator	Main Building/ basement	lights and lines office	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
56	4718	Drip Leg	Main Building/ basement	room to right of lights and lines	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Leaking

57	4719	Drip Leg	Main Building/ basement	room to right of lights and lines	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
58	4732	Radiator	Main Building/ basement	room to right of lights and lines	Barnes & Jones	122A	Thermostatic	1/2"	5	Leaking
59	4755	Radiator	Main Building/ basement	room to right of lights and lines/ right room	Barnes & Jones	4270	Thermostatic	1/2"	5	Not In Service
60	4756	Radiator	Main Building/ basement	room to right of lights and lines/ right room/closet	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
61	4757	Drip Leg	Main Building/ basement	room to right of lights and lines/ right room/closet	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
62	4720	Radiator	Main Building/ 1st floor	men's bathroom 1	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
63	4721	Radiator	Main Building/ 1st floor	Rich Raiche Office left rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
64	4722	Radiator	Main Building/ 1st floor	Rich Raiche Office right rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
65	4723	Radiator	Main Building/ 1st floor	Engineering Department right corner	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
66	4724	Radiator	Main Building/ 1st floor	Engineering Department right corner window	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
67	4725	Radiator	Main Building/ 1st floor	Jess Fosbrook Office	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
68	4726	Radiator	Main Building/ 1st floor	Hallway rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
69	4727	Radiator	Main Building/ 1st floor	womens bathroom 1	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
70	4753	Radiator	Main Building/ 1st floor	Exit across Inspection right side	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
71	4754	Radiator	Main Building/ 1st floor	Exit across Inspection left side	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
72	4728	Radiator	Main Building/ 1st floor	Inspection Services/ Left room	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
73	4729	Radiator	Main Building/ 1st floor	Inspection Services/ right room/ left corner	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
74	4730	Radiator	Main Building/ 1st floor	Inspection Services/ conference room	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
75	4731	Radiator	Main Building/ 1st floor	Inspection Services/ left of conference room	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by

76	4733	Radiator	Main Building/ 1st floor	Inspection Services/ Center corner office	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
77	4734	Radiator	Main Building/ 1st floor	women's bathroom 2	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
78	4735	Radiator	Main Building/ 1st floor	men's bathroom 2	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
79	4736	Radiator	Main Building/ 2nd Floor	men's bathroom	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
80	4737	Radiator	Main Building/ 2nd Floor	hall outside men's bath	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
81	4738	Radiator	Main Building/ 2nd Floor	Conference Room	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
82	4739	Radiator	Main Building/ 2nd Floor	Commissioner Office/ left rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
83	4740	Radiator	Main Building/ 2nd Floor	Commissioner Office/ right rad	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
84	4741	Radiator	Main Building/ 2nd Floor	Finance room/ right office/ right rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
85	4742	Radiator	Main Building/ 2nd Floor	Finance room/ right office/left rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
86	3743	Radiator	Main Building/ 2nd Floor	Finance Room/ back wall right side on rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
87	3744	Radiator	Main Building/ 2nd Floor	finance room/ right of 2nd desk	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
88	4745	Radiator	Main Building/ 2nd Floor	finance room left corner to the right	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
89	4746	Radiator	Main Building/ 2nd Floor	finance room left corner to the left	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
90	3747	Radiator	Main Building/ 2nd Floor	women's bathroom	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
91	3748	Radiator	Main Building/ 2nd Floor	women's bathroom/kitchen area/left rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
92	3749	Radiator	Main Building/ 2nd Floor	women's bathroom/kitchen area/right rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
93	4750	Radiator	Main Building/ 2nd Floor	superintendent of building/ right rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
94	4751	Radiator	Main Building/ 2nd Floor	superintendent of building/ left rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
95	4752	Radiator	Main Building/ 2nd Floor	hallway rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
96	4758	Radiator	left of highway dept.	first room on left	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking



97	4759	radiator	left of highway dept.	first room on left	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
98	4760	Radiator	left of highway dept.	bathroom	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
99	4761	Radiator	left of highway dept.	back wall left side rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
100	4762	Radiator	left of highway dept.	back closet right side rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
101	4763	Radiator	Highway dept.	bathroom left corner	Barnes & Jones	4270	Thermostatic	1/2"	5	Blowing by
102	4764	Radiator	Highway dept.	bathroom left corner	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
103	4765	Radiator	Highway dept.	office right of entrance	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
104	4766	Radiator	Highway dept.	closet left corner	Barnes & Jones	4270	Thermostatic	1/2"	5	Fully Operational
105	4767	Radiator	Highway dept.	back wall rad	Barnes & Jones	4270	Thermostatic	1/2"	5	Leaking
106	4768	Unit Heater	Highway dept. garage	left corner 12'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
107	4769	Drip Leg	Highway dept. garage	left corner 12'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
108	4770	Drip Leg	Highway dept. garage	Bay 7 back wall	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Leaking
109	4771	Unit Heater	Highway dept. garage	Bay 6 left corner 10'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Leaking
110	4772	Unit Heater	Highway dept. garage	Bay 6	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
111	4773	Drip Leg	Highway dept. garage	Bay 6	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Leaking
112	4774	Unit Heater	Highway dept. garage	Bay 11	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
113	4775	Unit Heater	Highway dept. garage	Bay 13	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
114	4776	Unit Heater	Bay 15	Left corner 12'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
115	4777	Drip Leg	Bay 15	Left corner 15'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
116	4778	Unit Heater	Bay 18	back wall 12'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Fully Operational
117	4779	Drip Leg	Bay 18	back wall 12'	Barnes & Jones	FT2015-4	Float & Thermostatic	1"	5	Fully Operational
118	4780	Unit Heater	Bay 20	back wall 12'	Barnes & Jones	FT2015-4	Float & Thermostatic	1"	5	Fully Operational
119	4781	Unit Heater	Bay 24	back wall 12'	Barnes & Jones	T42	Float & Thermostatic	1"	5	Leaking
120	4782	Unit Heater	Bay 27	right corner 12'	Barnes & Jones	FT2015-3	Float & Thermostatic	3/4"	5	Not In Service
121	4783	Drip Leg	Bay 28	immediate left of garage door 4'	Barnes & Jones	2015-3	Float & Thermostatic	3/4"	5	Fully Operational
122	4784	Drip Leg	Bay 28	immediate left of garage door 20'	Barnes & Jones	134	Thermostatic	3/4"	5	Leaking

123	4785	Unit Heater	Bay 28	immediate left of garage door	Barnes & Jones	FT2015-4	Float & Thermostatic	1"	5	Fully Operational
124	4786	Drip Leg	Bay 28	Left wall 15'	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Leaking
125	4787	Drip Leg	Bay 28	back wall left side	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Leaking
126	4788	Unit Heater	Bay 28	back wall right side	Barnes & Jones	FT2015-4	Float & Thermostatic	1"	5	Fully Operational
127	4789	Drip Leg	Bay 28	back wall right side 20'	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Fully Operational
128	4790	Unit Heater	Bay 28	bottom of stairs	Barnes & Jones	T42	Float & Thermostatic	1"	5	Leaking
129	4791	Drip Leg	Bay 28	left of sink	Barnes & Jones	T41	Float & Thermostatic	3/4"	5	Leaking
130	4792	Radiator	Bay 28	Bathroom hall left wall	Barnes & Jones	6721	Thermostatic	1/2"	5	Fully Operational
131	4793	Radiator	Bay 28	Bathroom left wall	Hoffman	17C	Thermostatic	1/2"	5	Leaking
132	4794	Drip Leg	Bay 28	supervisor office in ceiling	Hoffman	FT53	Float & Thermostatic	3/4"	5	Fully Operational
133	4795	Radiator	Bay 28	across supervisor	Barnes & Jones	122A	Thermostatic	1/2"	5	Leaking
134	4796	Radiator	Bay 28	supervisor break room	Barnes & Jones	122A	Thermostatic	1/2"	5	Fully Operational
135	4797	Unit Heater	Bay 28	across supervisor break room (storage)	Barnes & Jones	T42	Thermostatic	1"	5	Fully Operational
136	4798	Drip Leg	Boiler room 2	back wall 12'	Barnes & Jones	T42	Float & Thermostatic	1"	5	Fully Operational