

CASE STUDY

SAGAMORE PLUMBING AND HEATING PUTS FLOWGUARD GOLD®/CORZAN® CPVC PLUMBING SYSTEM TO THE TEST AT SUNRISE OF BRAINTREE SENIOR LIVING COMMUNITY

Sagamore Plumbing and Heating Weymouth, Massachusetts

Established: 1991

Tight Construction Schedule and Budget Restrictions Rule Out Use of Copper at Massachusetts Development



John Harold tried something new when he selected a combination FlowGuard Gold®/Corzan® CPVC plumbing system for Sunrise of Braintree, a senior assisted-living project in Braintree, Mass.

The estimator and project manager for Weymouth, Mass.-based Sagamore Plumbing and Heating Inc. had always used copper pipe for the firm's projects. But for this job, he knew his crews needed something that would help them stay on target with the Sunrise project's tight, demanding construction schedule and an even tighter budget. Copper was not competitive in these two areas. Prior experience had proven that installation of a copper system would take too long and cost too much.

After attending a training session on FlowGuard Gold CPVC pipe and fittings, Harold knew CPVC pipe was the answer to his specification quandary for the Sunrise job. This training session known as FlowGuard Gold CPVC University in Cleveland, is a unique, hands-on training facility which addresses not only the sales benefits of the CPVC systems, but also demonstrates proper installation techniques. Participants experience hands-on training through the classroom, the lab and at a simulated home construction site.

Harold specifically chose FlowGuard Gold CPVC pipe primarily because of its 45+ year reputation for quality, corrosion resistance and ease of installation. Where larger diameter pipe was required, Corzan CPVC was utilized.

The Sunrise of Braintree project marked one of the first time the firm's professionals would install a non-metallic plumbing system on any project in Sagamore's history. Sagamore had been a copper-only shop since its inception in 1991. During that time, the company has serviced both the residential and commercial markets, tackling between 40 and 50 commercial jobs annually in both new construction and renovation/rehab work. The 171-employee firm has extensive experience with a large array of commercial projects, including fast food restaurants, mechanical rooms, office buildings, schools, hospitals, laboratories, dormitories, condominiums and senior-living communities.

Sunrise of Braintree, projected for completion in the summer of 2007, is one of the newest additions to publicly traded Sunrise Senior Living Inc.'s portfolio. Since 1981, the nation's leading provider of senior living services has offered independent living, assisted living, nursing and rehabilitative facilities. Today it owns more than 440 senior living communities throughout the United States, Canada, the United Kingdom and Germany, with a combined resident capacity of more than 52,000.

Such explosive growth can only be accommodated with fast-tracked construction schedules. In the case of the Braintree development, the building divided into three sections – A, B and C – with 10 to 12 units on each floor section.

"The general contractor was looking to turn over a floor section every five days, which is a comparatively aggressive schedule," said Harold.

Easy-to-install FlowGuard Gold and Corzan CPVC pipe and fittings factored nicely into the plumbing spec for the fast-paced 80-unit,



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Type of Construction:
Assisted Living

Installation Type:
New

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three-story Sunrise of Braintree project. Harold specified 2-1/2" Corzan pipe for the mains and used FlowGuard Gold CPVC pipe and fittings for all of the branch run-outs.

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Harold credits the fast and reliable solvent cement joining system for saving countless man hours and the hassle of soldering.

"If it was a copper job, we probably would have had to add guys to the job to keep up. Because we used the FlowGuard Gold and Corzan CPVC pipe and fittings, we were able to keep right on track with the aggressive schedule. I estimate the labor time was cut in half compared to copper."

Not only did labor savings translate into cost savings, but lower, more stable material costs for CPVC (vs. copper) also kept the project cost competitive. Additionally, the elimination of soldering copper pipe minimized other costly hurdles on the job. Codes in some cities and towns in Massachusetts require burn permits and a firefighter on site for jobs that have an open flame. According to Harold, this required manpower can cost at least an additional \$35 per hour during normal work hours and double in an off-hours or overtime scenario.

Another cost savings came from the fact that FlowGuard Gold CPVC pipe and fittings do not require as much insulation.

"We can be more competitive with our pricing because we don't have an added insulation charge," Harold said. "The only insulation we're using on this project is in the commercial kitchen where the state code requires us to use copper. If we used copper throughout, we would have to insulate everything, and that increases the budget." Harold describes his first experience with the FlowGuard Gold/Corzan CPVC plumbing systems as extremely positive. Not only did the conversion improve his company's productivity and profitability, but Harold also has the satisfaction of knowing he's providing his customer with a reliable system that, unlike copper, will never pit, corrode, or scale. It has also been proven to be four times quieter than a metallic system with regard to water flow noise.

"Sunrise was one of our first projects using FlowGuard Gold and Corzan CPVC pipe and fittings, but it won't be our last," Harold concluded. "It really worked out well. We couldn't be more impressed. We plan to use FlowGuard Gold and Corzan CPVC on many more jobs down the road. We're definitely sold on it."

Since Lubrizol's development of CPVC plumbing systems over 45 years ago, more than four (4) billion feet of CPVC pipe has been installed in homes, condominiums, buildings, apartments and hotels, including OVER twelve (12) million homes. For more information on the FlowGuard Gold® plumbing system, including pipes, valves, joining cement, caulks, sealants and tools, call 1-888-234-2436, X7393, or visit www.flowguardgold.com.



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