

# Hydronic News



**of Southern California  
& the State of Hawaii**



Vol. 28 March 2025

## WEST in Downtown San Diego

By: Joe Ferree, Outside Sales Representative

Mechanical Contractor: Ocean Park Mechanical

WEST is a new 37 story high rise mixed use tower in Downtown San Diego which includes 431 apartments, 275,000 sq. ft. of office space, and 17,182 sq. ft. of retail space. The developer Holland Partners awarded the mechanical and plumbing scope to Ocean Park Mechanical. OPM's team was led by Project Manager Stu Alleyn and Superintendent Jon Stockdale.

### Project equipment includes:

- Lochinvar Armor Condensing Water Heaters
- Lochinvar Domestic Water Storage Tanks
- FlowTherm Domestic Pressure Booster Skids
- B&G Pumps, Air Separators, and Heat Exchangers



**OCEAN PARK  
MECHANICAL**



**west**  
DOWNTOWN SAN DIEGO

For more projects like this one in San Diego reach out to Joe Ferree at: [jferree@dawsonco.com](mailto:jferree@dawsonco.com)

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# Product Highlights

## Clivet & Dawson: A New Era of Sustainable HVAC Solutions

Clivet, a global leader in the field of air conditioning and HVAC (heating, ventilation, and air conditioning) systems, has long been known for its innovative, energy-efficient solutions that prioritize environmental sustainability. With a wide portfolio of cutting-edge technologies designed for commercial applications, Clivet has earned a reputation for delivering high-quality products that reduce energy consumption while ensuring optimal comfort. Now, with Dawson's recent appointment as the official representative for Clivet in Southern California, the collaboration promises to further elevate the reach of Clivet's solutions in delivering energy-saving.

### The Clivet Advantage

Founded in 1989, Clivet is an Italian company renowned for its engineering expertise and commitment to energy-efficient HVAC technologies. Their product range includes everything from air-to-water heat pump boilers and high-efficiency heat pump chillers to innovative air conditioning system. Clivet is especially noted for its focus on sustainable technologies, incorporating advanced heat pump systems and smart control solutions that can optimize energy use in real-time. With a growing focus on decarbonization and energy efficiency, Clivet's products are becoming increasingly relevant as businesses seek to comply with stricter energy regulations and achieve environmental goals.



### A Promising Future for Energy-Efficient HVAC

Dawson's strong track record of supporting clients with tailored solutions and providing ongoing technical service aligns perfectly with Clivet's commitment to customer satisfaction and energy-saving solutions. This collaboration aims to provide clients with high-performance, environmentally friendly HVAC systems that reduce operational costs while maintaining high standards of comfort. As global concerns over climate change and energy consumption continue to drive demand for more efficient systems, Dawson's representation of Clivet is set to meet the growing need for sustainable solutions in the HVAC sector. Together, Clivet and Dawson are poised to make a significant impact in the HVAC market by offering energy-efficient, environmentally conscious heat pump chillers and boilers that cater to the evolving requirements.

By: Kendal Smith, Business Development Group  
 Contact: [ksmith@dawsonco.com](mailto:ksmith@dawsonco.com)



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# Product Highlights

## Xylem's e-HVX & e-HVXR Packaged Booster Systems

By: R.J. Santiago, CPD, GPD, Business Development Group

# Introducing the e-HVX & e-HVXR Packaged Booster Systems

Powered by Xylem's innovative hydrovar® X Smart Motor, these systems integrate decades of expertise to provide customizable pumping solutions. From high-performance motors and variable speed drives to robust stainless steel construction, these packages are designed to deliver efficiency, simplicity, and connectivity—right out of the box.



### Features That Make the Difference

#### hydrovar X Smart Motor

An ultra-premium integrated motor and VFD, offering turnkey solutions for multi-pump variable speed applications. Meets or exceeds IE5 efficiency standards, ensuring peak performance even at reduced speeds, and significant energy savings compared to legacy products.

#### Stainless Steel Construction

Standard 304SS base, pedestal, suction, and discharge manifolds enhance durability and simplify installation in any piping system.

#### Vertical multistage pumps

Utilizes Xylem's e-SV vertical multistage pumps with ANSI 304SS wetted components, designed for potable water applications, efficiency, and ease of maintenance.

#### Condition monitoring

Comes standard with Xylem's optimize® sensors for predictive maintenance and the Avensor® gateway for remote monitoring from virtually anywhere in the world.

The e-HVXR packages offer a 30% smaller footprint compared to legacy systems, making them ideal for space-constrained installations. Vertical Multistage Pumps



Separate quick-connect components allow users to replace the drive or the motor independently. The integrated electrical socket requires no additional wiring, enabling a true plug-and-play solution compared to purchasing a new motor and drive combination.

RJ Santiago, CPD, GPD  
 Business Development Group

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# Inside Dawson

## Michael Licastro teaches Hydronic & Steam Classes in Hawaii

Dawson Company is excited to offer a series of three comprehensive training classes February 24-26 designed for professionals looking to deepen their knowledge and skills in HVAC, plumbing, and pump systems. These full-day sessions are ideal for engineers and service plumbers eager to explore new concepts and refine their expertise.

### Meet the Instructor: Michael Licastro

Michael Licastro, an accomplished Mechanical Engineer with over 28 years of hands-on experience, will lead these sessions. With a robust career spanning roles as an Outside Sales Engineer and his current position as Education and Training Manager for Bell & Gossett, a Xylem Company, Mike is renowned for his depth of knowledge and passion for teaching. He oversees the Little Red Schoolhouse training facility and has contributed significantly to various technical manuals and e-Learning programs. A Past-President of the Niagara Frontier Chapter of ASHRAE, Mike's instructional expertise is unparalleled, making these classes a must-attend for anyone in the industry.



### Class Schedule & Topics:



#### Day 1 Monday, February 24th : For Plumbing Engineers

- Sizing & Selection of Domestic Water Booster Systems
- Sizing, Selection, and Installation of Hydropneumatic Tanks
- Hot Water Recirculation Design & Pump Sizing
- Sump & Sewage Systems: Pump, Basin, and Control
- Elevator Sump Pump Systems: Sizing & Control



#### Day 2 Tuesday, February 25th For Mechanical HVAC Engineers

- Centrifugal Pump Fundamentals
- Application of Parallel Pumping
- Variable Speed Pumping: Pump & Control Method Selections
- 2-Pipe Distribution Strategies using Primary-Secondary & Variable Primary
- Air Management and System Pressurization for Closed Loop Systems



#### Day 3 Wednesday, February 26th For Plumbers and Service Contractors

- Centrifugal Pump Fundamentals
- Determining flow and head for pump selections
- Domestic Water Pressure Booster Systems: Installation & Operation Guidance
- Thermal Expansion & Hydropneumatic Tanks: What's the difference?
- Product Identification for Replacement Parts & Service of Pumps and Accessories



These classes provided a unique opportunity to gain specialized knowledge from an industry expert, and these sessions have deepened students understanding of cutting-edge technologies and practical system design principles in Hawaii. Thank you Michael Licastro for your time & invaluable knowledge shared!

# Inside Dawson

## Plumbing System Design Seminar

Taught By: Nick Ekdahl, CPD, GPD, Kendal Smith & R.J. Santiago, CPD, GPD

In an informative session here in Pomona the Director of Training and Education Nick Ekdahl, CPD, GPD, and Business Development Group Kendal Smith, and R.J. Santiago, CPD, GPD led a session on Plumbing Systems Design. They covered some key topics like centrifugal pumps, pump curves, using the system syzer, pressure booster design & application, and recirculation systems. This popular course always fills up fast!



Kendal Smith, Nick Ekdahl, CPD, GPD and R.J. Santiago, CPD, GPD

For a list of more classes please check our website or scan QR code:



## Centrifugal Pump Class offered for Key Air Conditioning

Taught By: David Hernandez, P.E. Executive Vice President

By special request Dawson Company welcomed a team from Key Air Conditioning Contractors Inc. to our Pomona training facility for a Centrifugal Pumps Service Training Course. Led by Executive Vice President David Hernandez, P.E., with support from our Outside Sales Person of the Year, Kim Palacios, the class covered essential topics such as pump operation, system curves, head and flow calculations, NPSH, installation, troubleshooting, and maintenance. Attendees left not only with new knowledge but also some great Dawson Company swag! Thank you to everyone for making this training a success!



# Inside Dawson

## S.C.A.Q.M.D. Amended Rule 1146.2 (June 2024) Webinars offered

By: Steve McCool, Manager - Facilities Support Group, Dawson Company

Steve McCool, Manager of the Facilities Support Group here at Dawson Company has been leading FREE webinars on the South Coast Air Quality Management District or S.C.A.Q.M.D. has amended Rule 1146.2, impacting **all gas-fired appliances 75,000 btu-2,000,000 btu**. Implementation begins in 3 phases starting January 1st 2026 phasing out, and prohibiting the sale, installation and operation of these appliances within S.C.A.Q.M.D jurisdiction. Mandatory “Zero Emission” **replacement of existing equipment** within the S.C.A.Q.M.D. jurisdiction begins January 1st 2028-2033.

The original Rule 1146.2 was an 8-page document. The amended document recently released by S.C.A.Q.M.D. is a 307-page document including their work group studies and summations. We’ve consolidated the new requirements into a **45-minute webinar** presentation, with questions afterwards.

### Information Covered:

- US Department of Energy- Minimum national water heater efficiency changes 95%+ effective 10/2026
- S.C.A.Q.M.D. Amended Rule 1146.2
  - oEquipment impacted
  - oSpecific targeted appliances
  - oZero-Emission compliance dates
  - oAlternative compliance options available to owners by application with SCAQMD.
  - oLow-Usage exemptions available to owners by application with SCAQMD.
  - oExtension filings available to owners by application with SCAQMD.
  - oNew life-cycle allowance for existing gas-fired equipment in operation.
- S.C.A.Q.M.D. Proposed Amended Rules 1111 & 1121. Gas-fired appliances < 75,000 btu
- Practical solutions to continue operating gas appliances within compliance of amended Rule 1146.2
- Maximizing boiler efficiency in operation and by application.



Please scan the code above for future seminars or reach out directly to : [smccool@dawsonco.com](mailto:smccool@dawsonco.com)

Seminars/Classes

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# Inside Dawson

## Dawson Company, encouraged by Xylem Watermark Participates in “Plogging” Community Clean-Up



Participants included: Crystal Olguin, Ric Serafin, Elena Pryakhina, Celine Serafin, Jose Ruizesparza, Nick Ekdahl, Michelle Vallejo, Madaleine Baiza, Gerry Ramos, Benny Ruacho & Kathleen Galindo

On November 27th, Dawson Company employees took to the streets of Pomona, answering Xylem Watermark’s November call to action: **plogging** - the environmentally conscious act of picking up litter while jogging or walking outdoors. This initiative not only helps prevent trash from polluting waterways and oceans but also promotes healthier individuals and more beautiful communities.

At 9:00 a.m., a team of 11 volunteers gathered on West 2nd Street, equipped with gloves, litter pickers, and garbage bags. Over the course of an hour, they collected an impressive array of plastic, paper, and metal waste that had accumulated on the streets and sidewalks. By the end of the clean-up, the difference was visible, transforming our neighborhood into a cleaner, more beautiful environment.

While we were surprised by the sheer volume of litter, the team’s efforts left a lasting impact. Beyond improving our local area, our participation also earns a donation to the **Chris Long Waterboys Foundation**, an organization dedicated to providing clean drinking water to one million people around the world.

We’re proud to contribute to both our community and a global cause—and we are already looking forward to our next opportunity to make a difference!

For more information on Xylem Watermark or The Chris Long Waterboys Foundation, please visit:

[www.xylem.com/en-us/watermark/](http://www.xylem.com/en-us/watermark/) & [chrislongfoundation.org](http://chrislongfoundation.org) **WATERBOYS**



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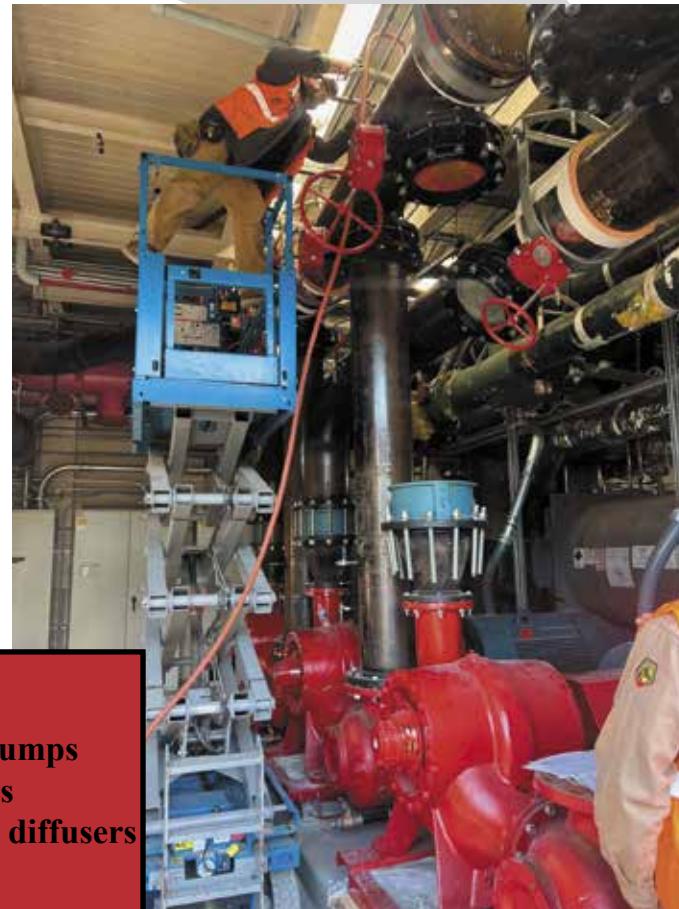
Technical Matters

# Project Highlights

## Efficiency Upgrades at Major Anaheim Resort

By: Kim Palacios, Outside Sales & Steve McCool, Facilities Support Manager  
Contractor: Plumbing Piping & Construction (PPC)

A major Anaheim resort recently embarked on a significant upgrade, replacing their 1500-ton chiller and pumps as part of a comprehensive efficiency improvement initiative across their properties. Steve McCool from Dawson Company played a crucial role in assisting the facilities engineering team with selecting the appropriate pumps for the project. This successful installation, executed by PPC, is another testament to their expertise in delivering high-quality solutions.



### Project equipment includes:

- 3 - Bell & Gossett VSX-VSCS 8x10x17-1/2A pumps with custom Baldor 300 HP, 1800 RPM motors
- 3 - Flow Conditioning 14"x10" double suction diffusers
- 1 - Bell & Gossett RL-3F Air Separator
- 1 - Wessels NLA-85 Expansion tank



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# Project Highlights

## Rise Bakery

By: Scott Taber, Outside Sales Representative  
Contractor: Powerhouse Combustion & Mechanical Corporation

Rise Bakery recently upgraded its water heating system to enhance reliability and efficiency. The facility previously relied on two separate piping systems, which posed a significant challenge: if one heater went down, half the building would lose access to hot water. With the new setup, the bakery's three Lochinvar Copper Fin II heaters are now connected to the entire facility, creating a system with built-in redundancy.

According to Powerhouse Combustion & Mechanical Corporation, "If a heater goes down, for example, during maintenance, the entire facility still has hot water." This upgrade ensures that Rise Bakery can maintain consistent hot water supply, supporting smooth operations and minimizing potential downtime.



*"My experience working alongside of Scott Taber, Dawson Co was unforgettable. I have never experienced a factory rep grab the bull by the horns like Scott did. We had a lot of challenges with this project and Scott's support is what provided a clear direction for all parties involved. I was taking notes while he made this transition a smooth one for Rise Bakery (even with all the potholes on the road). His knowledge of the products speaks excellence; not only because he is selling a product of quality, but he understands application & engineering. When it was time to start up the equipment, Dawson was on site within a couple of days. Their service dept answered & returned our phone calls. Dawson is setting a standard for the Boiler Industry, a standard that has been lost in our industry."*

- John Reilly, Powerhouse Combustion & Mechanical Corp.



### Project equipment includes:

- 3 - Lochinvar CFN2072 Copper Fin II
- 2 - Lochinvar RGA504 tanks
- 2 - B&G E60 1.5 X 6.5 pumps
- 1 - Wessels TXA 200 bladder tank



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## Technical Matters

### Bell & Gossett 1535 88T Pump That Lasted 62 Years

By: Nick Ekdahl, CPD, GPD, Director of Training & Education at Dawson Co.

Bell & Gossett pumps are well-regarded for their durability and reliability in various applications, including commercial, industrial, and residential settings. This pump below happened to **last an impressive 62 years!**



Here are some key factors contributing to their durability:

- 1. High-Quality Materials:** Bell & Gossett uses robust materials in the construction of their pumps, such as cast iron, stainless steel, and bronze, which resist wear and corrosion.
- 2. Engineering Excellence:** Our pumps are designed with precision engineering to ensure efficient operation and long service life.
- 3. Advanced Technology:** Bell & Gossett incorporates advanced technology, such as sealed-for-life bearings and state-of-the-art mechanical seals, to enhance pump longevity. Integrated VFD and IE5 Super-Efficient smart motors
- 4. Regular Maintenance:** With proper maintenance, including regular inspections and timely replacements of wear parts, Bell & Gossett pumps can operate efficiently for many years.
- 5. Versatility and Adaptability:** Our pumps are versatile and can handle a wide range of fluids and operating conditions, making them suitable for various applications.
- 6. Warranty and Support:** Bell & Gossett provides strong warranties and customer support, which helps in maintaining the pumps in good working condition over their lifespan.



#### Maintenance Tips for a 62-Year-Old B&G 1535 88T Pump:

- 1. Regular Inspection:** Regularly inspect the pump for any visible signs of wear, corrosion, or damage. Keep track of the pump's performance metrics to detect any decline in efficiency or unusual operation.
- 2. Routine Maintenance:** Ensure that all moving parts are properly lubricated. Use the manufacturer-recommended lubricants. Keep the pump clean and free from debris to prevent clogs and ensure smooth operation.
- 3. Component Checks:** Inspect bearings for wear and replace them if necessary to avoid operational failures. Check for any leaks and replace seals and gaskets that show signs of wear or damage. Ensure the impeller is in good condition. A worn or damaged impeller can significantly affect performance.
- 4. Alignment and Balancing:** Ensure the pump and motor shafts are properly aligned to avoid undue stress on the components. Make sure the impeller and other rotating parts are balanced to prevent vibrations and noise.
- 5. Replacement Parts:** For older pumps, finding replacement parts can be challenging. Reach out to specialized suppliers, Bell & Gossett representatives, or look for aftermarket options. Whenever possible, use genuine Bell & Gossett parts to ensure compatibility and performance.

## Technical Matters

### Bell & Gossett 1535 88T Pump Lasted 62 Years (continued...)

By: Nick Ekdahl, CPD, GPD, Director of Training & Education at Dawson Co.

#### Troubleshooting Common Issues:

- 1. Leaks:** Leaks can often be resolved by replacing worn seals or gaskets. Identify the source of the leak and address it promptly.
- 2. Noise and Vibration:** Unusual noises or vibrations often indicate problems with bearings or misalignment. Check these components and replace or realign as needed.
- 3. Reduced Efficiency:** Efficiency can decline due to wear and tear over time. Regular maintenance and timely part replacements can help restore performance.

#### Consulting Experts:

- Professional Help:** Given the age of the pump, consulting with a Dawson Company sales rep or technician experienced in vintage Bell & Gossett pumps can be very beneficial.
- Technical Support:** Reach out to Dawson Company for technical support and advice on maintaining such an old pump. Contact us at: [sales@dawsonco.com](mailto:sales@dawsonco.com) or call 626-797-9710.

#### Considering Replacement:

- While maintaining a 62-year-old pump is very impressive, there may come a time when it's more practical to replace it with a newer model.
- Newer pumps offer: Improved Efficiency and modern designs which are typically more efficient, which can save on operational costs.
  - Easier access to replacement parts and support.
  - Newer models come with advanced features for better performance and monitoring.

#### Consider all of Bell & Gossett's long lasting Products Available:



Nick Ekdahl, CPD, GPD  
Director of Training and  
Education can be reached  
at:  
[nekdahl@dawsonco.com](mailto:nekdahl@dawsonco.com)

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COMMENTS & QUESTIONS:  
Ric Serafin, President / CEO  
PO BOX 6011  
Pomona, CA 91769  
EML: rserafin@dawsonco.com

SALES/PRODUCT  
QUESTIONS  
David Hernandez  
Executive Vice President  
(626) 797-9710 Ext. 227  
EML: dhernandez@dawsonco.com

ESTIMATING & QUOTE  
REQUESTS  
Juan Alvarez  
Estimating Lead  
(626) 797-9710 Ext. 225  
EML: jalvarez@dawsonco.com

GENERAL  
REQUESTS:  
Sales Team  
Customer Service Dept.  
(626) 797-9710  
EML: sales@dawsonco.com



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