

Service Quotation: #QTE010028460

Prepared: March 07, 2024

Building Name: NW 2912 Mayfair Gardens
Address: 33401 Mayfair Avenue, Abbotsford, BC V2S 6Z2
Property Manager: Maxine Campbell, HomeLife Advantage Realty (Central Valley) Ltd.

B#1 - BOILER ROOM UPGRADE

P3 – Recommended repair to keep building systems operating at optimal level

Issue Identified: Quote request for full boiler replacement.

Proposed Resolution: Supply and install Lochinvar FTXL 600 MBH 97.5% high efficient condensing boilers with 2 circulator pumps and 2 storage tanks.

Possible Outcome if Not Corrected: Boiler will fail and leave the building without water.

Scope of Work:

- Isolate and drain existing boiler loop.
- Demo and remove existing 1,1440 MBH SuperHot atmospheric boiler.
- Demo and remove existing SuperHot coil heat exchanger.
- Demo and remove existing metal boiler flue venting within mech room.
- Remove existing heating loop piping up to boiler pumps.
- Disconnect and cap gas line to existing boiler.
- Existing (2) heating pumps to remain in service.
- Remove existing DHW piping to above doorway.
- Relocate electrical boxes to RH side of boiler to make room for new storage tanks.
- Disconnect and retain existing make-up water station and expansion tank for reconnection.
- Disconnect and retain existing Honeywell 3-way mixing valve and controller for relocation.
- Disconnect and retain existing DHW zone pump for use with new storage tanks.
- Disconnect and remove (2) existing HWS/R gate-type isolation valves and replace with ball-type.
- Add (1) additional DHW isolation valve for future serviceability.
- Supply and install (2) Lochinvar FTXL 600 MBH 97.5% high efficient condensing boilers. FTX600N
- Supply and install (2) new boiler circulator pumps.
- Supply and install (2) Lochinvar 113 USG indirect domestic water storage tanks (113 gallons). SIT119

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- Install necessary black iron boiler loop piping.
- Install necessary copper DHW and DCW piping.
- Install new PVC condensate drain piping with acid neutralizer.
- Install new polypropylene boiler flue piping through existing B-vent to roof.
- Install new PVC boiler intake air piping.
- Reconfigure gas line and connect to new boilers.
- Provide new emergency stop push button near doorway of boiler room as required by code.
- Leak check and test all new piping.
- Fill water loops and purge air from system.
- Install seismic restraints as required on all new equipment.
- Start-up and commissioning of new equipment per manufacturers requirements.
- Add emergency stop button near doorway for boilers as required by code.
- Includes gas and boiler permits.

Optional add-ons:

- Provide replacement 3-way heating control valve instead of reusing old \$2,456.96
- Provide new DHW zone pump (hot water delivery may be inadequate during peak hours) instead of reusing existing \$1,783.10

Project Total: \$150,845.59 + GST

Quotation Provided by:

Luke Crowe, Business Development Representative
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Terms & Conditions

All labour and materials are guaranteed to be as specified. All work is to be completed in a professional manner according to standard practices. Should C&C Electrical Mechanical run into any unforeseen circumstances while this work takes place there will be an additional charge to this quotation for extra labour and materials.

Unless otherwise stated, this proposal does not include the following: any repairs or replacement to existing damages of piping, appliances, or fixtures; costs associated with site service upgrades or replacement including, but not limited to, water main, sewer main, storm drain, natural gas main, or pressure upgrades; additional travel time incurred in locating and picking up keys off site to gain access for scheduled work; costs associated with drain cleaning, drain camera work, drain augering, locating services, or hydro-jetting; costs incurred if the city is required to perform any water main shutdowns to a property; tub or shower walls or glass enclosures; any repairs or replacement of hidden damages found during inspections; excavation, concrete demolition, disposal, or remediation; any structural framing that may be required to install mechanical items; installation of any penetration flashings/fittings to finished roof or wall surfaces; drywall repairs, paint, or primer work; heat trace; landscaping; abatement of any kind (including testing); engineering fees; firestopping; fire watch; scanning; or coring.

Upon approval of this proposal, C&C Electrical Mechanical requires a deposit prior to work commencing. Full payment is due upon completion.

This proposal is valid for 30 days. By approving this proposal, you are accepting all terms and conditions mentioned herein.



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