

Invoice 11466

for
Horizon Towers c/o Realstar Corp.
77 Bloor W, #2000
Toronto, ON M5S 1M2
CA

Service Location: Horizon Towers
5050 Sanders St
Burnaby, BC
CA



#107-8331 Eastlake Dr
Burnaby, BC V5A 4W2
604-422-0204

ap@realstar.ca

www.jjmmechanicalgroup.ca

Invoice No. 11466

Issued on Thu Mar 21, 2024

Qty	Name	Description	Rate	Amount	Tax
32	Quoted	Thursday February 29th & Friday, March 1st, 2024 - 2 technicians x 2 days Approved Work by Kieth Milne & Lisa Zepeda. Work performed to modify sanitary piping from Unit 108, down into P1 & P2. Modifications made to suite revised mechanical drawings completed by MAE. Modifications requested by City of Burnaby to be Completed Scope of work included installing new venting within Unit 108, modifying sanitary piping in P1 and also installing new sanitary piping through P1 and connecting to piping within P2. Work completed during the day and interruptions to Unit 108 and 08/07 residents provided by on site building manager. Labour & Materials included Permits & Inspections by Third Party (MAE). Installation performed completed to meet design drawings submitted to City Any further changes or adjustments to be quoted and completed separately.	\$105.00	\$3,360.00	TAX
1	Material	PURCHASED: (1) 6X6X4" MJ Y (WYE), (1) MASTERS SCRUBS, (1) DISPOSABLE GLOVE, GREASE MONKEY BLACK NITRILE, (6) 4 MJ SP 1/8 BEND, (30) MI-HUB-4 4 NO HUB CPLG, (1) 6x4 MJ SP Y, (2) 4x4 MJ SP DBL TY, (4) 4x2 CI-PLST CPLG, (1) 2 MJ SP 10' LN, (2) 4 MJ SP PLUG, (4) 4 STD RSR CLAMP, (1) 4 MJ SP 10' LN, (1) 2 MJ SP 1/4 BEND, (1) 3 ZIPII MJ-C CPLG, (1) 3x2 MJ SP TY, (18) 2 NO HUB CPLG, (1) 2 STD RSR CLAMP, (1) 6 STD RSR CLAMP, (2) 4 MJ SP 1/16 BEND, (4) 3 MJ SP 1/8 BEND, (4) 6 NO HUB CPLG, (2) 3/8x10' ALL THRD ROD PLTD, (4) 4 ADJ SWVL RING HGR, (4) 3 ADJ SWVL RING HGR, (1) 4x4 MJ SP Y, (6) 4x2 ZIPII MJ-PLST CPLG, (4) 4x3 ZIPII MJ-PLST CPLG, (12) 2 MJ SP 1/8 BEND, (6) 2 MJ SP 1/4 BEND, (6) 4 MJ SP 1/8 BEND, (4) 3 ADJ SWVL RING HGR, (4) 3 MJ SP PLUG, (4) 4 MJ SP PLUG, (8) 3 NO HUB CPLG, (6) 2 MJ SP 1/8 BEND, (1) 3x2 MJ SP Y, (1) 2 STD RSR CLAMP, (2) 2 MJ SP 1/16 BEND, (2) 6 FLEX CPLG, (1) GOLD LAZER RECIP, (4) 3X2 FLEX CPLG, (6) 4X2 FLEX CPLG, (4) 4X3 FLEX CPLG, (2) 3 X 2 MJ REDUCER CPLG, (2) 3 X2 MJ SS FIRE RATED CPLG, (2) MILWAUKEE 9" TORCHW/NITRUS CARBIDE, (1) ROLLEE 3" MJ - COPPER ZIP II COUPLING, (1) ROLLEE 2" MJ - COPPER ZIP II COUPLING, Home Depot Materials. RETURNS: (-4) 4CP/2CP 4x2 CI-PLST CPLG, (-4) 3X2 FLEX CPLG, (-6) 4X2 FLEX CPLG, (-4) 4X3 FLEX CPLG, (-2) 3 X 2 MJ REDUCER CPLG, (-2) 3 X2 MJ SS FIRE RATED CPLG, (-6) 2 MJ SP 1/8 BEND, (-1) 3x2 MJ SP Y, (-2) MI-HUB-3 3 NO HUB CPLG, (-6) MI-HUB-2 2 NO HUB CPLG, (-2) 2 MJ SP 1/16 BEND, (-4) 4x2 ZIPII MJ-PLST CPLG, (-4) 4x3 ZIPII MJ-PLST CPLG, (-1) 6 STD RSR CLAMP, (-4) 3 STD RSR CLAMP, (2) 4 STD RSR CLAMP, (-1) 4 ADJ SWVL RING HGR, (-5) MI-HUB-6 6 NO HUB CPLG, (-6) MI-HUB-3 3 NO HUB CPLG, (-23) MI-HUB-4 4 NO HUB CPLG, (-1) MI-HUB-2 2 NO HUB CPLG, (-2) 4 MJ SP 1/16 BEND, (-1) 4x4 MJ SP DBL TY, (-12) 2 MJ SP 1/8 BEND, (-6) 2 MJ SP 1/4 BEND, (-5) 4 MJ SP 1/8 BEND, (-4) 3 MJ SP PLUG, (-6) 4 MJ SP PLUG, (-5) MI-HUB-4 4 NO HUB CPLG, (1) RESTOCKING - % PERCENT.	\$1,937.53	\$1,937.53	TAX

Subtotal	\$5,297.53
GST (5%)	\$264.88
Total	\$5,562.41

Recommendation:

THANK YOU

for choosing JJM Mechanical Group Ltd

QUESTIONS? CONTACT US

jjm@jjmmechanicalgroup.ca
Etransfer: accounts@jjmmechanicalgroup.ca
604-422-0204
GST#842158537 / WCB#903591

TERMS & CONDITIONS **Net 30**

We accept payment by cheque (to JJM Mechanical Group Ltd.), e-transfer and credit card (Limit \$2000 per invoice, no amex). Please send cheques to our main address.

A service charge of 2% per month, compounded monthly, will be charged on overdue invoices.



Transaction detail report

Company name: Realstar Corp

RAP HORIZON TOWERS

000107924216  CAD

Ledger date: Jan 09, 2025

Debit transactions

Description	Value date	Amount	Bank reference	Client reference
DEBIT MEMO SETTLEMENT 1421191 CIBC DATA CENTRE 01020	Jan 09, 2025	58,741.16		
Total debits		58,741.16		

Review Payment

Functions

Jump To

Payee milpl00 Total Amount 39,212.98 CAD
 MILANI PLUMBING DRAINAGE & H... Cheque Date 01/09/2025
 5526 KINGSWAY Clear Date 01/31/2025
 Post Month 01/2025

Ctrl# 2307493 Batch 42
 (Reconciled)

Bank horiz102 Payment is processed by Bill Pay
 EFT No. 473
 000107924216
 HORIZON TOWERS

Statement No

Notes

Created by alice.campagna@realstar.ca on 01/07/2025 11:17 AM.
 (never modified)

[Help](#)

Property	Net	GST	Tax2	Gross	Account	Notes	Pay	Doc Seq
horizon - Horizon Towers	37,137.45	0.00	0.00	37,137.45	9207-0000 - Major Building Systems	G)	3719018	67555
horizon - Horizon Towers	107.30	0.00	0.00	107.30	4314-0000 - Mechanical & Plumbing Repairs	-	3720053	67555
horizon - Horizon Towers	107.30	0.00	0.00	107.30	4313-0000 - HVAC Contracts	-	3720054	67555
horizon - Horizon Towers	107.30	0.00	0.00	107.30	4313-0000 - HVAC Contracts	-	3720055	67555
horizon - Horizon Towers	107.30	0.00	0.00	107.30	4313-0000 - HVAC Contracts	-	3720056	67555
horizon - Horizon Towers	442.06	0.00	0.00	442.06	4313-0000 - HVAC Contracts	-	3720057	67555
horizon - Horizon Towers	1,204.27	0.00	0.00	1,204.27	9207-0000 - Major Building Systems	-	3720058	67555
horizon - Horizon Towers	1,555.00	0.00	0.00	1,555.00	9207-0000 - Major Building Systems	-	3738583	67555
horizon - Horizon Towers	-1,555.00	0.00	0.00	-1,555.00	9207-0000 - Major Building Systems	-	3738584	67555



INVOICE

1273784

Bill To 128234
 Horizon Tower Holdings Limited
 c/o Realstar Property Management
 77 Bloor St West Suite 2000
 Toronto, ON M5S 1M2

Job Location
 Horizon Tower Holding (Building B)
 4960 Sanders St.
 Burnaby, BC V5H 1T1

Services: Inside Drain Cleaning	P.O. Number: 10951
Service Order: 1273784	Station Number:
Date Work Completed:	Invoice Date: 12/5/2025

WorkCompleted

50% Deposit \$17684.50 + \$884.23 (GST) = \$18568.73

This is a Work in Progress Invoice – currently requiring only 50% of the Total Job – The Finalized Billing Amount will be Updated when completed

Project Price: \$35,369.00+ 1768.45 (GST) = \$37,137.45

Signed and accepted by Keith M on 12/5/2024

Rerouting of the sanitary piping arrangements as shown in the updated engineered drawings dated 2024/05/14. (excluding individual unit 07/08 drainage changes as per drawing sheet number M-105 to be done by others)

Scope of work:

- For area 1, we will make required piping arrangements as per engineered specifications (Sheet no. M-103)
- We will reroute the 04/05 WC/SH stack to provide 40 inch length after changing direction as per the drawings. Please note that the ceiling drywalled making it difficult to see the piping to ensure there will be no surprises or unforeseen issues. We would suggest having the drywall removed before work commences, a site visit can be done to ensure no changes are required to the price below.
- We may require access to the unit above to open up the wall where the 04/05 WC/SH stack comes through the floor.
- For area 2, we will make required piping arrangements as per engineered specifications (Sheet no. M-103)
- We will reroute the 06 WC/SH stack through the parade area and connect to the 07 KS drain as per the drawings. The existing 06 WC/SH stack is embedded partially in the wall between the parking area and the stairwell. This wall will need to be broken open around the drain in order to access the pipe.
- For area 3 Generator room, we will make required piping arrangements as per engineered specifications. (Sheet no. M-106)
- . Open up wall in unit 107 and possibly unit 108 to access. Remove the toilets in units 107 and 108 and chip out concrete around piping to allow for removal. (please note that since these are the only bathrooms available for these units, it may be necessary to relocate the tenants of unit 107 and 108 while work is ongoing.
- Shut off all water to the 07/08 stack to tie in new piping arrangement. Please note Milani is not responsible for any damage or clean up that may be required as a result of people using the plumbing drainage while work is being done.
- Includes new toilet floor flanges for units 107 and 108.
- Includes scanning and coring from first floor to P1 generator room and from P1 generator room to P2 level as required.
- Perform a running test on all new piping. If a gravity/pressure test is required, this would be extra.
- Any changes required by the local inspector or engineer to this specific scope of work will be extra to this quotation.
- Drywall removal, removal of dangerous materials, and remedial repairs are not included.
- Fire stopping of all penetrations would be extra to this quotation and is not included.
- Includes plumbing permits. Building permits are not included.

Please note that it may be required to relocate one electrical box in P1 parkade as the new piping will be in the way of the electrical. This will be

	Total Price	35369.00
	GST	1768.45
Payment Terms: Account Customer	Paid Amount	0.00
	Total Due	37137.45

We appreciate your business and look forward to serving you in the future.

THANK YOU.

Tel: 604 638-8800

www.MILANI.ca

Fax: 604 433-4818

Head Office: 5526 Kingsway, Burnaby, B.C. V5H 2G2

GST/HST #103692877 RT0001

For invoice account customers, payment is due net 30 days from date of invoice. Interest will be charged on overdue accounts at 3% per month.

extra, if required.

	Total Price	35369.00
	GST	1768.45
Payment Terms: Account Customer	Paid Amount	0.00
	Total Due	37137.45

We appreciate your business and look forward to serving you in the future.

THANK YOU.

Tel: 604 638-8800

www.MILANI.ca

Fax: 604 433-4818

Head Office: 5526 Kingsway, Burnaby, B.C. V5H 2G2

GST/HST #103692877 RT0001

For invoice account customers, payment is due net 30 days from date of invoice. Interest will be charged on overdue accounts at 3% per month.



INVOICE

1247830

Bill To 128234
 Horizon Tower Holdings Limited
 c/o Realstar Property Management
 77 Bloor St West Suite 2000
 Toronto, ON M5S 1M2

Job Location
 Horizon Tower (Building A)
 5050 Sanders St
 Burnaby, BC V5H 1T1

Services: Install/Replace Piping	P.O. Number: 10592
Service Order: 1247830	Station Number:
Date Work Completed: 2024-08-26	Invoice Date: 2024-09-09

WorkCompleted

Accepted by Keith Milne on 5/2/2024

Reroute of sanitary piping in two locations on level P1 to protect existing fixture pipe connections from suds pressure zones.

Scope of work:

- For area 1, we will reroute the 04/05 WC/SH stack to provide 40 inch length after changing direction as per the drawings. Please note that as it is existing, there is almost no grade on the horizontal piping. Achieving 2% grade may be difficult or impossible unless some concrete is cut out where the 04/05 WC/SH stack comes through the floor to the P1 level. A structural engineer may be required to sign off on any concrete that might be removed. As well, the 04 or 05 kitchen sink drain will require rerouting around the new sanitary drain line. We will require access to the unit above to open up the wall where the 04/05 WC/SH stack comes through the floor.
- For area 2, we will reroute the 06 WC/SH stack through the parade area and connect to the 07 KS drain as per the drawings. The existing 06 WC/SH stack is embedded partially in the wall between the parking area and the stairwell. This wall will need to be broken open around the drain in order to access the pipe.
- Drywall repairs, concrete repairs, fire stopping, and other remedial repairs are not included and are to be performed by others.
- Plumbing permits and building permits are extra to this quotation.

Please note: A plumbing permit was required for this project. \$250.00 was added to the project cost to account for the permit fee.

	Total Price	17377.00
	GST	862.25
Payment Terms: Account Customer	Paid Amount	8922.38
	Total Due	9316.87

We appreciate your business and look forward to serving you in the future.

THANK YOU.

Tel: 604 638-8800

www.MILANI.ca

Fax: 604 433-4818

Head Office: 5526 Kingsway, Burnaby, B.C. V5H 2G2

GST/HST #103692877 RT0001

For invoice account customers, payment is due net 30 days from date of invoice. Interest will be charged on overdue accounts at 3% per month.

CIBC Account Statement

Oct 1 to Oct 31, 2024

Account number: 79-24216

Branch transit number: 00010

Transaction details (continued)

Date	Description	Withdrawals (\$)	Deposits (\$)	Balance (\$)
Oct 4	DEBIT MEMO SETTLEMENT 1304024 CIBC DATA CENTRE 01020	99,611.03		

Payee milpl00 Total Amount 9,731.48 CAD
 MILANI PLUMBING DRAINAGE & H... Cheque Date 10/04/2024
 5526 KINGSWAY Clear Date 10/31/2024
 Post Month 10/2024

Ctrl# 2278578 Batch 42
(Reconciled)

Bank horiz102 Payment is processed by Bill Pay
 EFT No. 418
 000107924216
 HORIZON TOWERS

Statement No

Notes

Created by alice.campagna@realstar.ca on 10/01/2024 12:43 PM.
(never modified)

Help

Property	Net	GST	Tax2	Gross	Account	Notes	Pay	Doc Seq
horizon - Horizon Towers	414.61	0.00	0.00	414.61	9207-0000 - Major Building Systems	-	3645148	65365
horizon - Horizon Towers	9,316.87	0.00	0.00	9,316.87	9207-0000 - Major Building Systems	-	3694158	65365

Review Payment

Functions

Jump To

Payee milpl00 Total Amount 10,081.58 CAD
 MILANI PLUMBING DRAINAGE & H... Cheque Date 09/06/2024
 5526 KINGSWAY Clear Date 09/30/2024
 Post Month 09/2024

Ctrl# 2272550 Batch 42
 (Reconciled)

Bank horiz102 Payment is processed by Bill Pay
 EFT No. 399
 000107924216
 HORIZON TOWERS

Statement No

Notes

Created by alice.campagna@realstar.ca on 09/04/2024 11:03 AM.
 (never modified)

Help

Property	Net	GST	Tax2	Gross	Account	Notes	Pay	Doc Seq
horizon - Horizon Towers	8,922.38	0.00	0.00	8,922.38	9207-0000 - Major Building Systems	-	3683081	64839
horizon - Horizon Towers	579.60	0.00	0.00	579.60	9207-0000 - Major Building Systems	-	3683388	64839
horizon - Horizon Towers	289.80	0.00	0.00	289.80	4314-0000 - Mechanical & Plumbing Repairs	-	3688198	64839
horizon - Horizon Towers	289.80	0.00	0.00	289.80	4314-0000 - Mechanical & Plumbing Repairs	-	3688199	64839