

Horizon Tower Holdings

Job Site 103150

Proposal

Horizon Tower Holdings
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Horizon Tower Holdings Limited
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For over 65 years, Milani has worked to constantly exceed its client's expectations by providing an unmatched customer service experience. Our highly skilled technicians optimize the mechanical systems in the buildings we work with, ensuring safe and comfortable environments for those within. Milani is proud of the thousands of positive five-star reviews, customers have left us online on Google, Facebook, Homestar's the BBB. All work performed is guaranteed and should any problems arise, rest assured Milani will stand behind the promises we make to our valued customers.

Summary:

Priority Level:

P2

Equipment Issue:

Replacement of the existing standard efficiency heating boilers

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Scope of work:

Quotation for the replacement of the existing standard efficiency heating boilers. Please note that this quotation replaces the heating boilers only, both domestic boilers will remain. The existing domestic boilers are only a few years old and are in good condition.

For this quotation, provisions will be made on the boiler piping so that in the future, heat exchangers or indirect hot water tanks could be installed that would be heated by the high-efficiency boilers.

We have also included an add on option to this quotation to remove the domestic boilers and install heat exchangers along with the replacement of the heating boilers.

Features of an IBC system as designed by Milani:

- A+ Safety rating and reliable heating for the building with built in redundancy and fail safes
- Reduced operating costs (less service repairs/maintenance required due to optimal system design and self cleaning heat exchanger)
- Substantially reduced emissions (smaller carbon footprint and more eco friendly)
- Reduce energy costs by approximately 35%-45% - Milani IBC system has up to a 95% efficiency rating
- Locally manufactured product in BC - easy and immediate access to parts (no wait times for emergency repair parts) and excellent local technical support
- Greater system redundancy and less boiler downtime with a multiple IBC boiler system (If there is a failure/glitch on one boiler there are other boilers in the system that will take over)
- Smart digital control system that can be connected to an internet portal for remote access/monitoring by your internet provider
- Built in smart computer controls boiler operating sequence to spread out mechanical usage/wear over multiple boilers instead of having one lead boiler running the majority of the time (boilers in our system can take "breaks" while the other boiler(s) in the system operate which reduces breakdowns/wear)
- Wall hung stainless steel boiler casing that creates more space in your mechanical room for safer maintenance and ease of replacing other equipment(s)
- Modulating boilers that rev up or down depending on building demand instead of running at maximum fire all the time means quieter system operation.

- A smart outdoor sensor control system that will adjust/lower water temperature for the heating when it gets warm outside offering further energy savings. Also an auto shutoff of the boiler system when the climate is hot outdoors for less wear on the system/optimal energy efficiencies.
- Milani can arrange a visit to a current building with an IBC boiler system and arrange for the IBC rep to provide an info session.

Scope of work:

Remove the existing boilers from site and safely dispose of and recycle.

We will supply and install (4) IBC high-efficient stainless steel heating boilers (Up to 95% efficiency rating), all fittings, pipe work, electrical, gas and new pumps as required for Milani system design to be included. Entire system will have safety seismic restraints on new equipment; will also include a safety lockable electrical cut off switch. All boiler/gas/electrical permits included along with a safety start up check and commissioning. Safety/emergency training to be provided to building caretaker or site contact along with a boiler log book for proper maintenance.

*** Provisions on the boiler piping will be made for the addition of opt out domestic pumps and piping for future installation of indirect hot water tanks/heat exchangers.

*** Exhaust venting will be installed through the parkade and will terminate near the southwest corner of the building at the Parkade fresh air opening. Please note Milani is not responsible for complaints arising from venting exhaust. Venting will be installed safely and as per code but people may complain of the steam/exhaust depending on wind conditions. Unfortunately we cannot install the venting up through to the roof of the building due to the distance.

- Pipe insulation is included.
- Lifetime warranty on boiler heat exchanger, five year on all other boiler components
- Extended 2 year labour warranty if Milani is doing the maintenance.
- Qualifies for a rebate from Fortis BC in the amount of \$14,364.00 (Milani will assist with the application process, please note that rebates can change over time and Milani makes no guarantee on rebate amounts).

Total for the above (after rebates): \$155,631.00 plus GST.

Total for the above (before rebates): \$169,995 plus GST.

Please note that the domestic hot water boilers will remain. However if the building would like to proceed with replacement of the domestic hot water boilers at the same time as replacement of the heating boilers, please see below for additional cost and scope of work.

Add on option for replacement of domestic boilers along with replacement of heating boilers:

Scope of work:

- Remove and dispose of the existing domestic hot water boilers.
- Supply and install two double wall with leak path heat exchangers.
- Supply and install required pumps, piping, and controls.
- The existing three storage tanks will remain.
- The existing tank to boiler pumps will remain.
- Includes pipe insulation.

Total additional cost to the boiler replacement: \$31,995.00 plus GST.

Price

Plus applicable taxes

Submitted By Dave Worden

Please sign to accept this proposal or if you have any questions regarding it, please contact the MILANI Team at:

Tel: 604-638-8800

Fax: 604-433-4818

Thank you for your interest in Milani, we look forward to working with you.

Email: commercialservices@milani.ca

Customer Signature _____

Date _____

All labour and material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Should Milani run into any unforeseen circumstances before, during or after this work takes place there may be an additional charge to this quotation for extra labour hours and materials. This agreement contains the entire contract between the parties hereto and no other understanding whether verbal or otherwise shall be valid unless recorded in writing and signed by both parties. Please note any additions to this quote which are not explicitly outlined are extra to the listed price; this includes but is not limited to: drywall/insulation/concrete/asphalt repairs, valves not holding, work outside regular business hours, engineering, permits, additional balancing/purging following installation, additional work or changes required as per city inspection. Milani is not responsible for damage or delays due to causes beyond our control. This includes line blowouts, cracks, or leaks that may occur during maintenance on old decaying drainage pipe. Milani will require a 50% deposit prior to work commencing. Milani then reserves the right to take an additional 40% as the job progresses and the remaining 10% once the job is completed. Please note overdue invoices may be subject to 3% compounding monthly interest. The quotation is valid for 30 days and does not include tax unless otherwise indicated. By accepting the proposal, you are approving and accepting all terms and conditions mentioned herein.

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We're Highly Rated!

