

**Attachment FY2021-22 Budget
MCC proposals for boiler/heating systems work**



34282 Highway 9
Silverthorne, CO 80498

Proposal

Date	Proposal #
3/29/2021	2116

Name / Address
Basic Property Management

Ship To
Mountain Country Condos Building A Silverthorne, CO 80498
Terms
50% Down, Balance when complete

Description	Qty	Rate	Total
Service Charge to Zone 1 (Silverthorne, Frisco, and Dillon)	4	61.00	244.00
Flush entire heating system and add cleaner to loosen up the sludge in the system. Return and flush out again. We will need access to all 12 units to open and close individual zones for better cleaning. Provide and Install floor mounted domestic expansion tank replacement.		1,610.00	1,610.00
Remove and dispose of the 44.5 gallon expansion tank and replace with two 32 gallon expansion tanks teed together to provide more pressure absorption, less expensive replacement costs and redundancy to match the two boilers, two system pumps and two water storage tanks.		528.00	528.00
Pull apart and clean the boiler on the left which has not been cleaned since installation over 7 years ago. May have to replace gaskets depending on their condition. Gaskets are extra charge. Use CLR and pressure wash the stainless steel. Check the combustion again.		1,458.00	1,458.00
Replace the flue sensor and gasket on all boiler.	2	155.00	310.00
Add auto air vent in the top of unit 304 with isolation to help alleviate the repeated trips out to flush air out of the system. Provide and install needed isolation and boiler drains to clean both sides of the flat plate heat exchanger that heats the hot water for the building. It also includes running CLR solution through both sides and then flushing again.		384.00	384.00
Add freeze protection (propylene glycol) to the entire heating system. 55 gallons		1,362.00	1,362.00
Summer Wish list		2,580.00	2,580.00
Option to replace all gate valves in each unit with ball valves (2 each). Drain the entire heating system and add isolation in the mechanical room so the hot water can still be made while the heat is off in the building. This was not set up ever in building A. \$8170			
Option to add 4 balancing valves to hot water recirculation lines in the building \$2400			
Total			\$9,276.00

Proposed By: _____
Eric Fischer

Accepted By: _____



34282 Highway 9
Silverthorne, CO 80498

Name / Address
Basic Property Management

Proposal

Date	Proposal #
3/29/2021	2117

Ship To
Mountain Country Condos Building B Silverthorne, CO 80498
Terms
50% Down, Balance when complete

Description	Qty	Rate	Total
Service Charge to Zone 1 (Silverthorne, Frisco, and Dillon)	4	61.00	244.00
Provide and install a new internal flow sensor for the system smart pump that is turned off right now because it is not working correctly.		417.00	417.00
Flush entire heating system and add cleaner to loosen up the sludge in the system. Return and flush out again. We will need access to all 12 units to open and close individual zones for better cleaning.		1,680.00	1,680.00
Pull apart and clean the boiler. May have to replace gaskets depending on their condition. Gaskets are extra charge. Use CLR and pressure wash the stainless steel. Check the combustion again.	2	800.00	1,600.00
Replace the flue sensor and gasket on all boiler.	2	155.00	310.00
Provide and install needed isolation and boiler drains to clean both sides of the flat plate heat exchanger that heats the hot water for the building. It also includes running CLR solution through both sides and then flushing again.		1,362.00	1,362.00
Add freeze protection (propylene glycol) to the entire heating system. 55 gallons		2,580.00	2,580.00
Provide and install a replacement pump for the Axiom auto feeder.		611.00	611.00
Summer Wish List			
Remove old gate valves in the 12 units (2 each) replace with ball valves \$3840			
Provide and install 3" dirt and air separator to be mounted up high and supported from the ceiling with chains. \$8410			
		Total	\$8,804.00

Proposed By: _____
Eric Fischer

Accepted By: _____

Board Q&A with Alliance on proposals of work

1. What are the advantages of doing the following:

i) Remove old gate valves in the 12 units (2 each) replace with ball valves \$3840?

Advantage is to have positive non-leaking shut off valves. We can do them individually but it will cost more since it requires draining the whole building and purging each time. Major time consumption!!! Low on my priority right now but I don't want to have to do this during the heating season.

ii) Provide and install 3" dirt and air separator to be mounted up high and supported from the ceiling with chains. \$8410

This will help with sludge in the system and air locks that are a constant problem. This item is normally installed during installation but your previous contractor took a lot of shortcuts.

2. Don't understand the Bldg A Summer Wish list item that was not ever set up in the building - add isolation in the mechanical room so hot water can still be made while the heat is off \$8,170. What exactly does this mean?

This was a design failure from when the boilers were installed. The Jackass requires the whole building heat loop run 24/7/365 because he did not want to set it up like Building B for some unknown reason. Because of this it wastes a lot of energy and creates bigger problems if the heat in the building needs worked on.

3. Will executing these line items make our system more efficient and/or prevent any of the other work from needing to be done in the future?

Yes all of these items will add to efficiency and longevity but the valves are just valves. If we replace them all it just gives us a new starting point. I believe most are original.

4. Once we flush the entire heating systems (Building A and Building B) does this need to be done on an ongoing basis? If yes, what would be the frequency to flush entire heating systems? For budgeting would that be approximately the same cost as in these proposals (Bldg A, \$1610; Bldg B \$1,680)?

The flushing should not need done very often. The sludge needs to be removed one way or another. The dirt and air separator is the best way to maintain it afterwards. Flushing would take place in seconds instead of many hours. I wish the unit was not so damn expensive. I shopped around and because of it's size they are all pricey.

5. What's the warranty on all this work?

Warranty is usually a year but in my case I extend my labor further. I have tried to give back where I have been given. In MCC's case specifically I have stopped by multiple times for no charge while solving problems with the heat, hot water, failing drain piping...etc. I will continue to treat MCC with this kind of care.

6. Would it be cheaper to just scrap the high efficiency boilers and install standard boilers, rather than trying to maintain this high efficiency system? Age aside, do we basically have lemons for equipment and we're just pouring money into a black hole?

The boilers were good boilers installed by a Moron! They short cycled excessively for years until Eric Nicholds had me look at them because they were running off and on so much that he noticed. I would not scrap them at this point. Fingers crossed we get another 5 years. The units are still cycling because the external flat plate heat exchangers for the domestic hot water need cleaned now.

7. Is it possible to either get a water softener or something that could di-ionize the water before it goes into the boilers and hot water tanks? Something that would take out the minerals in the front end before going into the system.

Yes we can but the need for such fluid is overrated. We could add stabilizer additives instead for much less \$\$ if needed.

8. Under Summer Wish List - option add 4 balancing valves to hot water recirculation lines in bldg. Looks like this is the fix needed to balance the 4 individual returns to the pump that is recirculating hot water back to the water heater - balance the flow and every stack can be even with not waiting for hot water. It's included in the proposal but wanting to make sure this is the fix, or it has already been fixed in bldg.