

**Region:** 5

**Location:** VA011

**CSS #:** 23234

**Maximo Work Order No.:** 11793

**Asset #:** 454-08-0222 Identifying number

**Date Issued:** 02/18/20

**Original Description:** Additional Work needed on Boiler 1.

**Repairs Needed:**

Moore's to return to the site. Will remove and install new high and lo water safety switches, along with a new pressure reducing valve. Once completed with installation of those parts, will also need to check for any leaks under heat exchanger. Will also ensure proper operation of Boiler.

**RS Means Line Buildup and Labor Summary (Data Version 2017, Q4):**

Quantity	Line Item Number	Description	Labor Hours	Labor Rate/Hr	Materials	Equipment	Total
--	NA	Parts /Shipping/ Truck fee(See detail in attached quote)	--	--	\$946.85	--	\$946.85
--	NA	Labor one man	19	\$120.00	--	--	\$2,280.00
--	NA	TW Oversight and coordination	4	\$80.00	--	--	\$320.00

**Estimate Summary:**

Labor Hours	Labor Cost	Material Cost		Total Cost	CE Factor	Total Estimate
23	\$2,600.00	\$946.85		\$3,546.85	100%	<b>\$3,546.85</b>



P.O. Box 119 • Altavista, VA 24517 • 24 Hour Service: 800.789.7199 • Fax: 888.722.2712 • MooresElectric.com

## Proposal

February 11, 2020

Quotes are valid for 30 days.

USARC - VA # 011  
1821 Industry Street  
Culpeper VA 22701  
Email

[tina.lee@tideh2o.net](mailto:tina.lee@tideh2o.net)

Contact Name Tina Lee & Adam Colopy  
Telephone 0.00  
Cell Phone 614-623-9569

### DESCRIPTION OF EQUIPMENT:

Boiler #1  
Aerco/ MLX454H/ Serial#: 454-08-0222

### DESCRIPTION OF PROBLEM:

Moore's technician on site accessed mechanical room and found boiler temperature reading at 120 degrees with fault codes on communication board. Main floor drain is clogged. High leaving water and low water temp safety switches were both closed and not in alarm. Began testing boiler pump operations and water pressure. Found all water pressure gauges at 0 psi with make- up water valve off. Entire system was empty with low water switch on boiler not working. Opened make up water valve and found no pressure difference in reducing valve. Bypassed and filled to 15 psi. Turned boiler on and monitored operations. Unit is running and heating at this time with e200 communication fault code. Advised contact to notify controls service company. Will need a new low water safety switch, high water safety switch, 3/4 pressure reducing valve and miscellaneous install parts. Will need to recheck for leaks under heat exchanger as boiler was running empty. Additional time is needed for return trip after new parts are installed. Additional repairs may be needed.

### DESCRIPTION OF REPAIRS:

Moore's is proposing to return to site. Will remove and install new high and low water safety switches, along with a new pressure reducing valve. Once completed with installation of those parts, will also need to check for any leaks under heat exchanger. Will also ensure proper operation of boiler.

Customer is responsible for any and all restocking charges that apply should the quote be cancelled after Moore's has received approval.

### MATERIAL, EQUIP OR PARTS

	Quantity	Sell price
High Water Level Switch	1.00	\$ 287.96
Low Water Safety Switch	1.00	\$ 265.26
Pressure Reducing Valve	1.00	\$ 173.03
Miscellaneous	1.00	\$ 63.60
Shipping	1.00	\$ 102.00
Truck Fee	1.00	\$ 55.00
<b>Material Total</b>		<b>\$ 946.85</b>

### LABOR ITEMIZED

Labor - One Man	19	\$ 120.00	Labor	\$ 2,280.00
		<b>Labor Total</b>		<b>\$ 2,280.00</b>

Thank you for your business. If you have any questions or concerns, please feel free to contact us via telephone or [quotes@mooreselectric.com](mailto:quotes@mooreselectric.com)

<b>Materials</b>	<b>\$ 946.85</b>
<b>Labor</b>	<b>\$ 2,280.00</b>
<b>TOTAL</b>	<b>\$ 3,226.85</b>

Robert Lowery, Changeout Estimator 434-309-2591  
Amy Hockaday, Estimator 434-309-2569  
James Davis, Estimator 434-309-2568  
Adam Barker, Estimator 434-369-3514  
Jared Underwood, Estimator 434-306-2446

Approved by: \_\_\_\_\_

#### Standard Terms and Conditions

Payments past 30 days are subject to 1.5% monthly service charge on unpaid balance. Additional charges for payments made through credit cards may apply. Late payments sent to collections or legal process the purchaser agrees to pay all costs, expenses, and reasonable attorney fees.





159 Paris Avenue, Northvale NJ 07647

MODEL NO. MLX454H REV. A  
TYPE OF NATURAL GAS SERIAL NO. 454-08-0222

RATINGS - BTUH

MAX INPUT 454000 BTU/HR  
MIN INPUT 45000 BTU/HR  
OUTPUT 418000 BTU/HR  
NET I=B=R RATING 355000 BTU/HR  
BOILER CATEGORY II, IV

FOR PURPOSE OF INPUT  
ADJUSTMENT

PERMISSIBLE INLET GAS PRESSURE

MAX. 14 IN W.C.  
NORMAL 7.0 IN W.C.  
4.5 IN W.C.  
NORMAL MANIFOLD PRESSURE 3.2 IN W.C.

ELECTRICAL INPUT 115V LESS THAN 12AMPS

ANSI Z21.13 A2005 LOW PRESSURE BOILER  
CSA 4.9

CERTIFIED BY:  
UNICAL AG SPA

MAWP, Water 92psi  
Maximum Water 200°F  
Minimum relief valve capacity



697000 BTU/HR



ii

**CAUTION**

BEFORE LIGHTING MAKE CERTAIN  
HOT WATER SYSTEM IS FULL OF  
WATER

**FOR YOUR SAFETY**

DO NOT STORE OR USE GASOLINE  
OR OTHER FLAMMABLE VAPORS  
AND LIQUIDS IN THE VICINITY OF  
THIS OR ANY OTHER APPLIANCE.

**IMPORTANT**

1. TURN POWER TO THE BOILER ON AND  
FOLLOW OPERATING INSTRUCTIONS FOR  
THIS BOILER WHICH ARE LOCATED NEAR  
THIS RATING.

IN ORDER TO START UP THE BOILER:

- 1) OPEN THE GAS VALVE
- 2) CHECK GAS AND WATER PRESSURE
- 3) TURN THE START UP SWITCH ON.

IN CASE THE BOILER DID NOT START WAIT  
5 MINUTES AND REPEAT THIS PROCEDURE.

FOR INSTALLATION ON COMBUSTIBLE  
FLOORS, MINIMUM CLEARANCES TO  
COMBUSTIBLE CONSTRUCTION ARE:

	INPUTS 400,000 BTU/HR OR LESS	INPUTS OVER 400,000 BTU/HR
TOP	0	24
FRONT	CLOSET	24
FLUE CONN.	0	24
REAR	0	24
SIDES	0	24

1. GREATER CLEARANCES FOR ACCESS  
SHOULD SUPERSEDE FIRE PROTECTION  
CLEARANCES.
2. ALLOW 24 INCHES AT FRONT AND TOP  
FOR SERVICING AND CLEANING.
3. FOR INSTALLATION ON COMBUSTIBLE  
FLOORS

DWG. NO. MLXART-050


**IMPORTANT**

1. THIS GAS FIRED BOILER MUST BE INSTALLED AND SERVICED BY  
QUALIFIED MECHANICS IN ACCORDANCE WITH LOCAL CODES  
AND THE MANUFACTURER'S INSTRUCTIONS. IN THE ABSENCE OF  
LOCAL CODES, THE INSTALLATION SHALL FOLLOW ANSI Z223.1/  
NFPA 54 OR CSA B149.1 NATURAL GAS AND PROPANE  
INSTALLATION CODE AS APPLICABLE.
2. THIS BOILER NEEDS FRESH AIR FOR SAFE OPERATION AND MUST  
BE INSTALLED SO THERE ARE PROVISIONS FOR ADEQUATE



From: William Clark  
To: Janet Underwood  
Date: Friday, February 7, 2020 5:04:41 PM  
Attachments: [Immersion002.png](#)  
[Immersion003.png](#)

Immersion Controller, Temp. Range 100° to 200°F



Your Price ⓘ

\$226.38 / each

Qty

1

Add

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Expected to arrive **Wed. Feb 12.**

Ship To 24517 ▾ | Pick Up

Tech Specs	Item Info
Brand	HONEYWELL
Item #	2GZN4
Mfr. Model #	L4006E1125
Country of Origin	Mexico
Catalog Page #	N/A
Catalog Group #	N/A
UNSPSC #	39121535

Viewing as ▢ List

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Your Price ⓘ

\$226.38 / each

Immersion Controller, Temp. Range 100° to 200°F

Brand: HONEYWELL  
Item #: 2GZN4  
Mfr. Model #: L4006E1125



Your Price ⓘ


\$239.37 / each

Immersion Controller, Temp. Range 100° to 200°F

William "Alex" Clark  
Operations Manager  
Change Outs Managers VA/NC  
Cell: 434-546-3201  
Office Direct line: 434-369-3525

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To: [Jared Underwood](#)  
Date: Monday, February 10, 2020 3:56:23 PM  
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## Safgard Low Water Cut-Off For Hot Water Boilers

**45-550 CUTOFF LOW WATER 120V**

Model #: 550; Reset Type: Manual Reset w/ Test Button; Volts: 120;

Order #: **L42-933**

Mfg. #: 45-550

Catalog Page: [513](#)

Brand: Hydrolevel

Customer Part #: [Edit](#)

*My Johnstone Supply Price:*

**\$208.54**

1.00% Web Discount

Qty:

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### Availability

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Store	Quantity
<b>Lynchburg - #510</b>	<b>Avail 1-2 Days</b>
Durham - #207	Avail 1-2 Days
Greensboro - #271	Avail 1-2 Days
Hickory - #391	Avail 1-2 Days
Raleigh - #124	Avail 1-2 Days
Raleigh - #263	Avail 1-2 Days
Richmond - #439	Avail 1-2 Days

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[Specifications](#) | [Description](#) | [Warranty](#) | [Notes](#)

William "Alex" Clark  
Operations Manager  
Change Outs Managers VA/NC  
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To: Jared Underwood  
Date: Friday, February 7, 2020 4:58:38 PM  
Attachments: image002.png  
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Home > Hydronics & Plumbing > Valves & Controls > Pressure Reducing Valves >



Pressure Reducing Valve

110196LF PRESSURE REDUCING

Conn. Size: 3/4"; Pressure Range PSIG: 10 to 25;

Order #: L47-347

Mfg. #: B7-12

Catalog Page: 476

Brand: Bell & Gossett

Customer Part #: Edit

My Johnstone Supply Price:

\$136.03 (qty. 0 - 5 )

Qty: 1

Add To Cart

\$127.71 (qty. 6 + )

Add To List

1.00% Web Discount

Availability

Sort by distance

Store	Quantity
Lynchburg - #510	Avail 1-2 Days
Durham - #207	Avail 1-2 Days
Greensboro - #271	Avail 1-2 Days
Hickory - #391	Avail 1-2 Days
Raleigh - #124	Avail 1-2 Days
Raleigh - #263	Avail 1-2 Days
Richmond - #439	Avail 1-2 Days

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Rocky Mount - #317	Avail 1-2 Days
Winston-Salem - #377	Avail 1-2 Days
Jacksonville Distribution Center	3

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