

 **CONTROLLED
COMBUSTION** CO. INC. 
2377 Washington Avenue • Bronx, New York 10458
Telephone: 718-367-9800 • Telefax: 718-733-5432

Quote Id: **88268**
Quote Date: **01/30/25**

Proposal To:
AM&G Water Proofing LLC
2120 Atlantic Avenue
Brooklyn NY 11233

Service Location:
85-87 Columbia Street

2025/2026 Annual DEP/DOB ***Compliance & Maintenance Package***

Greetings,

Thank you for taking the time to review our Annual Heating System Maintenance Package. We have revamped our proposal format and grouped our annual offerings into three (3) categories. **Category (A)** lists our Burner Overhaul, Low Water Cut Off Maintenance, Flue Gas Thermometer and Condensate Neutralizer Kit for Condensing Boilers options. **Category (B)** lists our boiler cleanings, boiler water chemical treatment and Boiler Water Feed Tank Overhaul options. **Category (C)** contains our options to satisfy annual requirements for the Department of Buildings (DOB), Department of Environmental Protection (DEP), Department of Environmental Conservation (DEC), Fuel Oil Storage Tank Tightness Test and NYS PSC Required Elevated Gas Pressure Safety Inspection.

More information is now available! The Option Titles below have been turned into clickable links that will take you to our website.

We are pleased to offer **up to 15% in savings** through the following discount options:

Discount 1: 5% off the total invoice when five (5) or more options in the attached proposal are approved.

Discount 2-A: 10% off the total invoice for authorized proposals returned by May 15th.

Discount 2-B: 5% off the total invoice for authorized proposals returned between May 16th and June 30th.

Please return an executed copy of the attached proposals via any of the following – email: Proposals@HeatingNY.com; fax: 718-733-5432; or mail: 2377 Washington Ave Bronx, NY. We will contact building personnel within a few days of receipt for scheduling.

If you would like to enter our FREE Weekly Sports Team Tickets Raffle please see the last page of the proposal for more information. This FREE raffle is for two (2) tickets and is drawn every Friday. Every option authorized counts as an entry. Entries roll over each week until the last drawing.

If you have any questions please don't hesitate to contact our office at 718-367-9800 and ask for Eric, Frank, Franklyn, Jeff or Jerry. We are also happy to discuss our **Service Contracts** that feature **priority response time emergency service, discounted labor charges on burner repairs and include options for many of the attached services at lower prices.**

On behalf of our entire team, thank you for your time, consideration, continued business and support.

Sincerely,

Eric Bendjouya
Treasurer

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 Submitted By:
Eric Bendjouya
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 AM&G Water Proofing LLC
 2120 Atlantic Avenue
 Brooklyn NY 11233

Service Location:
 Masaryk Towers
 85-87 Columbia Street
 New York NY 10002
 11932

***** (A) ANNUAL COMBUSTION AND SAFETY MAINTENANCE SERVICES *****

Option A-1: BURNER OVERHAUL

We will:

- Disassemble the burner for cleaning
- Scrape air passages free of soot
- Drain the crankcase and refill with fresh lubricant
- Remove and inspect ignition, gas jets, and nozzle assemblies, air shutters and fan.

After we reassemble the burner, we will fire, adjust the flame and test operation of limit and flame safeguard controls for reliable and safe operation.

PLEASE NOTE: Defective parts will be replaced at an additional charge.

Initial: _____

Price Per Unit

900.00

Option A-2: LOW WATER CUT OFF MAINTENANCE

To minimize the risk of overheating or melting the boiler with a "dry fire" many insurance companies require that the Low-Water-Cut-Off be dismantled, cleaned and reassembled on an annual basis to reduce costly repairs and extend the life of your Low-Water-Cut-Off Controls. We will:

- Dismantle the existing Low-Water-Cut-Off
- Clean float, bowl
- Inspect linkage and test switches
- Re-assemble and test operation

PLEASE NOTE: This price includes (2) Low Water Cut Offs per Boiler.

Initial: _____

Price Per Unit

790.00

Option A-3: FLUE GAS EXHAUST THERMOMETER

The temperature of your boiler/burner unit is one indicator that your burner and boiler are operating efficiently or if it requires a fireside cleaning.

Therefore, we propose to install/replace a Flue Gas Exhaust Thermometer which would allow the building staff and service personnel to gauge the boiler's heat absorption and transference at a glance.

Initial: _____

Price Per Unit

295.00

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***** (B) ANNUAL BOILER MAINTENANCE SERVICES *****

Option B-1: FIRESIDE BOILER CLEANING

To minimize Stack Temperatures and keep your boiler(s) running efficiently, we recommend having your boiler(s) vacuum cleaned. We will provide labor and equipment to perform the following:

- Open all fireside boiler access doors
- Brush and vacuum clean all boiler tubes, near the boiler breeching, and the chimney base free of soot
- Inspect refractories
- Close all access doors

PLEASE NOTE: Should soot disposal or fireside gaskets be required, there will be an additional charge.

Initial: _____	Price Per Unit	1,920.00
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Option B-2: WATERSIDE BOILER CLEANING

Because accumulated mud and debris can cause premature deterioration of your boiler(s), we recommend a high pressure water cleaning.

We will:

- Open the manhole and handhole assemblies (if applicable)
- Flush, powerwash and clean the boiler waterside
- Close and seal the manhole and handhole assemblies with new gaskets (if applicable)
- Recharge the Boiler with Water Treatment Chemical (if applicable)

Initial: _____	Price Per Unit	2,120.00
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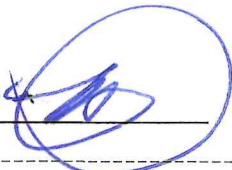
Option B-3: CHEMICAL TREATMENT

We will provide seasonal water treatments during the heating season in which we will perform onsite chemical testing, chemical administration and a corrosion coupon study, as well as provide complete detailed water analysis reports once per month in October, November, December, January, February, March and April.

We will conduct a boilout as needed and inject chemical detergents into the boiler. In addition, we will chemically clean and flush the system; Refill the boiler with chemical inhibitors; Test for proper water analysis and treatment.

If a boil out is required, the building staff will need to drain out and refill the boiler(s) two (2) days after the cleaning compound is added to the boiler(s).

PLEASE NOTE: If the boiler lacks the valves required to add chemicals, additional charges will apply.

Initial: 	Price Per Unit	1,495.00
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Option B-4: BOILER WATER FEED TANK OVERHAUL

To ensure reliable operation of your boiler water feed tank we propose to perform the following:
Check pump motor amperages;
Check pump seals and gaskets for leaks;
Check and replace gauges as necessary;
Check and clean y-strainers if applicable;
Flush sediment from tank;
Report any necessary repairs.

PLEASE NOTE: The pricing for this option does not include material.

Initial: _____

Price Per Unit

650.00

***** (C) NYC AGENCY ANNUAL COMPLIANCE SERVICES *****

Option C-1: DEP REQUIRED ANNUAL FUEL BURNING EQUIPMENT TUNE-UP

The NYC Dept. of Environmental Protection (DEP) and Dept. of Air Resources (DAR) now require Annual Tune-Ups for equipment with a minimum heat input of 2.8 MMBTU or greater, as per Chapter 2 of Title 15.

In accordance with DEP Guidelines, we will perform the following:

DEP BURNER PRE/POST-TUNE-UP

Pre-Tune-Up Combustion Efficiency Reports per Burner for High and Low Fire Oil/Gas
Check the following and report if maintenance or repair is required for the following:
Fireside and Waterside Surfaces of the Boiler; Breeching and Chimney Base; Refractory;
Electrical and Combustion Control Systems
Calibrate the Air-to-Fuel Ratio Control System and Draft Control System
Adjust Burner to achieve desired Flame Pattern and eliminate Flame Impingement
Optimize O₂ Levels to 4-5% or to the Manufacturer's Specifications
Post-Tune-Up Combustion Efficiency Reports per burner for High and Low Fire Oil/Gas
Complete DEP's paperwork with the Annual Tune-Up Data (including all combustion efficiency results) and provide a copy for your records
Maintain a copy of the provided Annual Tune-Up Report for the required 5-Year Period

PLEASE NOTE: We will charge \$695 for each additional burner.

Initial:  _____

Price Per Unit

1,695.00

Option C-2: DOB REQUIRED ANNUAL LOW PRESSURE BOILER INSPECTION

The NYC Dept. of Buildings Boiler Division requires an Annual Inspection of low pressure steam boilers in commercial buildings or multiple dwellings over six units.

Our NYC Licensed Oil Burning Equipment Installers, or Authorized Inspectors, will conduct the inspection and submit the report with a filing fee of \$30 per unit to the NYC DOB.
Please note: Price increases to \$545 in November and \$745 in December.

Initial:  _____

Price Per Unit

425.00

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Option C-3: DEC AIR FACILITY REGISTRATION

NYC Dept. of Environmental Conservation requirements for filing are based upon maximum boiler capacity and annual fuel consumption. While some jobs are exempt, others may require registration or Title V filing.

If you are unsure if your building is in compliance and wish for us to research your building, please initial below. Additional fees will apply if filing is required.

Initial: _____

Price Per Unit

295.00

Option C-4: PETROLEUM BULK STORAGE APPLICATION

%%%%%%%%%% THIS OPTION IS NOT APPLICABLE %%%%%%%%%%

Initial: _____

Price Per Unit

Option C-5: FUEL OIL STORAGE TANK TIGHTNESS TEST

%%%%%%%%%% THIS OPTION IS NOT APPLICABLE %%%%%%%%%%

Initial: _____

Price Per Unit

Option C-6: NYPSC REQUIRED ANNUAL GAS UNDER PRESSURE SAFETY INSPECTION

%%%%%%%%%% THIS OPTION IS NOT APPLICABLE %%%%%%%%%%

Initial: _____

Price Per Unit

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Option C-7: PETROLEUM BULK STORAGE ABOVE GROUND MONTHLY TANK INSPECTION

%%%%%%%%%% THIS OPTION IS NOT APPLICABLE %%%%%%%%%%

Initial: _____

Price Per Unit

Option C-8: DEP ANNUAL BACKFLOW PREVENTER INSPECTION

Inspect Backflow Preventer Assembly for code compliance.
Shut water supply valve between Backflow Preventer Assembly & Water Main.
Perform DEP required Annual Backflow Preventer Assembly Test.
Open water supply valve between Backflow Preventer Assembly & Water Main.
Complete NYC DEP GEN-215B Report.
Submit NYC DEP GEN-215B Report to the NYC DEP Cross-Connection Control Unit.
Maintain a copy of the approved NYC DEP GEN-215B Report for 5-years.

Please Note:

*Testing & shutdowns will be scheduled in advance.

*If the Backflow Preventer Assembly does not meet DEP requirements:

1) A proposal will be provided for the required corrections.

2) The price below will be lowered by \$175 per failed test.

* Any conditions that occur as a result of the water supply shutdown are outside of the scope of this quote.

Backflow preventer 3 inches or less per device: \$795.00

Backflow preventer 4 inches or more per device: \$1,785.00

Initial: _____

Price Per Unit

PLEASE NOTE: Sales Tax not included in any price given in this Maintenance Package Proposal. Prices only available until February 1, 2026.

To authorize and accept the above, please initial under each approved option, sign where indicated below and return one copy to our office.

Accepted By: _____

A handwritten signature in blue ink, appearing to be 'M. J. ...', is written over a horizontal line.

Date: _____

3-21-25