

Proposal



Leonard Powers ^{INC}

Steam Specialist · Mechanical Services · Valve Repair

519 West 27th Street, NYC 10001
Phone 212-244-8878, Fax 212-563-4761

December 16, 2010

Reference #: 5017-102
SP: 075
Due Date: 1/15/2011

9 East 71st Street

Richard J. Barnett, Property Manager
New York, NY 10021

Job Name/Ship To:

9 East 71st Street
Richard J. Barnett, Property M
New York, NY 10021

212-249-1122

212-717-4672

212-249-1122

212-717-4672

We Hereby Submit Specifications And Estimates For:

Dear Mr. Barnett:

It was a pleasure to meet you again earlier this week. As discussed, as a first step to recommending upgrades to the existing steam and hot water systems in order to achieve maximum energy savings and efficiency, Leonard Powers' suggests that a complete steam system check-out of the existing equipment be done.

We are pleased to submit pricing as well as a performance schedule for a yearly maintenance service agreement based on one visit a year.

The total cost, labor during normal working hours and material, to perform one visit a year including changing the diaphragms of two 1" Spence E2T134-704 (integral) temperature control valves once a year is \$ 950.00 plus tax.

NOTE: Spence recommends that the E2 valve diaphragms be replaced once a year since they become hard after one year's steam service. This slows down the reaction time of the temperature control valves and can create "spikes" in the hot water temperature.

Option:

9 East 71st Street Owner hereby authorizes minor repairs and/or replacement parts not to exceed \$ _____ per visit, without further written approval. (This option may benefit the owner by eliminating a return service visit for a minor repair.)

The equipment to be covered under this agreement will include:

- One 1" Spence threaded ED upper primary reducing valve
- One 1-1/2" Spence threaded ED upper secondary reducing valve
- One 3/4" Spence threaded ED lower primary reducing valve
- One 1-1/4" Spence threaded ED lower secondary reducing valve
- One solenoid valve and Honeywell aquastat for condensate dilution tank
- One duplex condensate pump
- Steam traps in steam room
- Two Patterson Kelley hot water heaters
- Two 1" Spence E2T134-704 top-mount temperature control valves
- Two heat exchangers for building heat and their Siemens pneumatic control valves
- Circulating water pumps
- Steam traps on HW heaters

We appreciate the opportunity to quote to your requirements and look forward to working with you to improve the safety, reliability and efficiency of the steam and hot water systems at 9 East 91st Street.

Subtotal

Tax 1

Total

950.00

84.31

\$1,034.31

Payment to be made as follows:

Net 30 days pending credit approval

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Purchaser agrees to pay all costs of collection, including attorney's fees. Terms: Net 30 days or by date specified. A finance charge of 1.5 percent (an annual percentage of 18%) will be assessed to average daily balances for all items over thirty (30) days. Customer agrees to pay Leonard Powers, Inc. reasonable attorney fees and expenses for the collection of any unpaid invoice. This proposal may be withdrawn by us if not accepted by the above due date.

Authorized
Signature

Carole Harding

Acceptance
Signature

Date

9 East 71st Street

Performance Schedule
STEAM PRESSURE REDUCING VALVES
AND HOT WATER HEATERS

ONE VISIT ANNUALLY

The maintenance procedure will consist of the following:

Lubricate and check operation of circulating water pumps for hot water heaters and building heat

Visually inspect the hot water heaters and valves for any visible damage, corrosion, leaks, etc.

Check operation of four Spence pressure reducing valves

Check operation of two Spence temperature control valves for hot water heaters

Check and record all temperature and pressure gauge readings.

Check steam traps in steam room and for hot water heaters

Blow-down strainers for Temperature Control Valves and traps

Check hot water heaters and heat exchangers for building heat for coil leaks.

Check the temperature controls and make adjustments as required

In addition to all the above, once a year the diaphragms of two 1" Spence E2T314-704 temperature control valves will be replaced.

Upon completion of each maintenance visit, a written report containing all measurements, results, and comments will be sent, as well as being maintained in our files.