



Scope of Work: Combi Heating & Domestic Hot Water Systems (2)

Project Location: 24 Orr Street, Troy, NY

Scope of Work:

Provide all labor, materials, equipment, permits, disposal, and incidentals necessary to remove the existing heating and domestic hot water equipment and install two (2) high-efficiency natural gas combi boiler systems, with one system serving each apartment. Each combi boiler shall provide both space heating and on-demand domestic hot water.

- Furnish and install two (2) high-efficiency natural gas combi boilers, minimum 95% AFUE or highest practical efficiency.
- Size equipment based on the heating requirements of each apartment and domestic hot water demand.
- Separate the second-floor apartment from the existing heating system and provide a dedicated combi boiler serving the second-floor apartment. Reuse the existing radiator distribution piping serving the second floor where practical. There are currently four heating zones served by one boiler.
- Configure the systems so that each apartment has its own independent heating and domestic hot water system.
- Remove and dispose of the existing boiler(s), two existing domestic hot water tanks, and associated equipment and materials that are no longer required.
- Provide all required near-boiler piping and re-piping necessary for a complete installation.
- Connect each combi boiler to the corresponding domestic hot and cold-water piping.
- Provide new circulator pumps or ECM pumps where appropriate.
- Provide expansion tanks, pressure relief valves, backflow preventers, pressure-reducing fill valves, isolation valves, purge valves, low-water cutoffs, boiler drains, service valves, and all other components required for a complete and operational system.
- Provide manufacturer-approved venting system (PVC, CPVC, polypropylene, or other approved material as required by the selected equipment).
- Provide combustion air intake piping as required.
- Modify gas piping as necessary, including required sediment traps/drip legs. Each combi boiler shall be connected to the gas meter corresponding to the apartment it serves.
- Provide condensate piping, neutralization, pumps, or other condensate-management components as required.
- Provide thermostats and controls necessary for independent operation of each apartment.
- Obtain all required permits and inspections and complete installation in accordance with applicable codes and manufacturer requirements.
- Perform complete system startup, testing, and commissioning.
- Provide manufacturer's warranty information and applicable labor warranty.
- Remove debris and leave the work area clean upon completion.



Please Also Include

- Combi boiler manufacturer and model number.
- Heating capacity (BTU input/output).
- Domestic hot water capacity/output.
- AFUE efficiency rating.
- Description of proposed heating-zone configuration for each apartment.
- Description of any optional upgrades or recommended improvements.
- Total installed price, including all labor, equipment, materials, permits, disposal, and applicable taxes.
- Estimated installation schedule and project duration.

Please provide pricing by October 5, 2026.

Call 518.279.6631 x3 to schedule a site visit



