



BOILER & CHILLER KILLERS

HVAC DEMOLITION SPECIALISTS · DENVER AND THE COLORADO FRONT RANGE · EST. 2017

CAPABILITY STATEMENT

Mechanical demolition subcontractor: boilers, chillers, cooling towers, tanks, piping and complete mechanical rooms, cut, rigged, hauled and documented.

CORE COMPETENCIES

- **Boiler demolition and removal:** cast iron sectional, firetube, watertube, steam, hot water and condensing, residential to a 52-million-BTU plant; sectioned in place, rigged through existing paths
- **Chiller and cooling tower demolition:** centrifugal, screw, scroll and absorption; rooftop and grade-level towers; EPA 608 recovery in-house or by a certified partner, documented
- **Mechanical room strip-outs:** piping, ductwork, air handlers, pumps, tanks, hangers and supports, cut at agreed termination points and hauled; room turned over broom-clean
- **Rigging and heavy equipment removal:** load-path planning, purpose-built rigging designed and proof-tested to ASME B30.20, crane coordination, equipment setting on the cleared pad
- **Same-day, next-day and emergency mobilization** across the Front Range when a schedule breaks
- **Scrap and equipment haul-away** with estimated salvage value credited into the proposal price

DIFFERENTIATORS

- Demolition is the only trade we perform; the general contractor's schedule holds and the mechanical contractor's installers stay on the install
- A managing member provides working field supervision on every job
- Aerospace quality discipline: proposals with termination points, technical analysis and rigging plans, and a closeout package on every commercial job (scope verification, captioned photo record, EPA 608 recovery record, certification of completion)
- Coordination with abatement contractors, cranes and licensed trades; hot-work permits and dedicated fire watch on every torch job

PAST PERFORMANCE (2026, CLIENT NAMES ON REQUEST)

Occupied office tower, downtown Denver: twenty 316-stainless vessels (1,500 to 2,100 lb) rigged out, one from 24 ft up in a glass atrium; 16 days, zero incidents; then a full commercial kitchen with EPA 608 recovery on six circuits

Public school, Denver: two 4M BTU firetube boilers, six expansion tanks, heat exchanger and piping out in three working days, sequenced around active abatement, for a mechanical contractor

Class A high-rise, downtown Denver: 23 mechanical units and about a mile of copper piping across six occupied floors through one freight elevator; 10 days, zero tenant complaints

Middle school, northern Front Range: two-boiler plant, mechanical room and 38 classrooms cleared, 21 new classroom units set; crew of three, zero damage

K-12 campus, Denver metro: boiler room scheduled as three days, cleared in one working day after another contractor fell through

COMPANY DATA

Legal name	Boiler & Chiller Killers LLC
Address	202 Laurel St., Broomfield, CO 80020
Phone	(303) 641-1012
Email	projects@boilerchillerkillers.com
Established	September 2017 · Colorado LLC
Owners	Saber Dean, Business Operations & Engineering · Gadge Bell, Field Operations & Demolition · 50/50 managing members, locally owned small business
NAICS	238910 Site Preparation (demolition) · 238220 HVAC (removal only)
CSI	02 41 19 Selective Demolition · 23 05 05 HVAC Selective Demolition · 02 42 00 Removal and Salvage
Service area	Front Range daily; all of Colorado; neighboring states by quote
Terms	Net 30 · check or ACH · W-9, COI and endorsements within one business day

INSURANCE

General liability	\$1M each occurrence · \$2M aggregate · \$2M products-completed ops
Umbrella	\$5M each occurrence and aggregate
Workers' comp · Auto	Statutory, \$1M employer's liability · \$1M CSL, scheduled, hired, non-owned · inland marine on tools
Endorsements	Blanket additional insured, primary and non-contributory, waiver of subrogation, per contract

SAFETY AND CREDENTIALS

Record	0 lost-time incidents since 2017 · 600+ jobs completed
OSHA	OSHA 30-Hour Construction, both managing members; all field personnel OSHA-trained
EPA	Section 608 Universal certified technician on staff
Programs	Forklift certified; site-specific hot-work and fire-watch plan; daily pre-task briefing; skates, winches, chain hoists, gantry; cranes per job