

PROJECT SNAPSHOT

- For one of the largest multifamily residential developers in the nation, FlowGuard Gold® proved a cost-effective and time-saving solution
- The Lubrizol CPVC team stepped in and offered comprehensive assistance when the plumbing project ran into unexpected hurdles
- The use of FlowGuard Gold Pipe & Fittings afforded the developers huge savings in material costs over copper



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MORE INSIDE™:: FOR A BOSTON MULTIFAMILY DEVELOPMENT, FLOWGUARD GOLD® PIPE & FITTINGS, BACKED BY LUBRIZOL CPVC, EXCEEDS EXPECTATIONS

With the construction of large-scale multifamily housing developments on the rise in big cities throughout the United States, contractors and project managers are looking for cost-effective and time-saving plumbing solutions. A recent project in the Boston area by residential developer Avalon Bay effectively demonstrated the advantages of choosing FlowGuard Gold® Pipe & Fittings for a total solution.

The Avalon Bay development was an exemplary case of the value Lubrizol CPVC brings to a project—helping the plumbing contractor overcome challenges that were uncovered prior to installation and giving them the confidence and support they needed every step of the way—leading to a successful end-result.

FLOWGUARD GOLD®
PIPE & FITTINGS



THE RIGHT CHOICE

For the project's plumbing contractor Steve MacCormack of MACCO Mechanical and MacCormack Plumbing, there were many benefits to choosing FlowGuard Gold for this type of multifamily project. "One of the biggest opportunities was the speed of installation," MacCormack said. "Installing copper piping can be very tedious— with FlowGuard Gold, the time of installation is cut down by two-thirds. The building owners turn over the project much faster, and their new tenants can move in more quickly."

The speed and ease of a FlowGuard Gold installation comes from Lubrizol CPVC's solvent welding process, a distinct advantage the material has over copper piping. "The materials are easier to handle; they are easier to cut and measure," MacCormack said. "And copper can be very expensive when you have to prefabricate all of your measurements, because you don't want any waste."

Additionally, MacCormack said, FlowGuard Gold maintains a longer lifespan than a similar copper system, holds a higher insulating value, and resists corrosion and rot in areas where water hardness is a concern. CPVC piping is also not vulnerable to potential theft.

REACHING NEW HEIGHTS THROUGH PARTNERSHIP

FlowGuard Gold Pipe & Fittings were written into the building specifications from the start, but the project hit a roadblock when it was discovered that due to the building's height, a possible code restriction would force MacCormack to use copper piping, which would drastically change the cost parameters of the project. Suddenly, Avalon Bay was looking at an additional \$1.2 million in costs.

Knowing this change in plans would be a major setback, the Lubrizol CPVC team, led by Piping Consultant Mark Lemire, assisted in petitioning the Massachusetts Plumbing Board for a code variance to keep the project moving forward according to the original design and vision. The favorable ruling from the Massachusetts Plumbing Board allowed MACCO Mechanical to move forward with FlowGuard Gold Pipe & Fittings.

TOP TO BOTTOM SUPPORT

Lubrizol CPVC's support didn't stop there—the team continued to provide comprehensive assistance throughout the installation process. Lemire made himself regularly available to help train MacCormack's team in the proper procedures for installing the FlowGuard Gold system.

"Mark is always very helpful," MacCormack said. "We utilize Lubrizol CPVC's training in each of our projects. Educating our team on each project is an essential part of the process. Whether it's lunch-and-learns or reviewing product specifications, our guys see the value in the training Lubrizol CPVC is able to provide."

Throughout the installation process, the MACCO Mechanical team was able to avoid chemical compatibility issues thanks to Lubrizol CPVC's FBC™ System Compatible Program. Designed to help contractors take the guesswork out of chemical compatibility, the program helped ensure a smooth installation process for MacCormack and his team. "We do our best to keep a close eye on chemical compatibility, and having the FBC System Compatible Program available is certainly helpful," MacCormack said.

For MacCormack and his team at MACCO Mechanical, the Avalon Bay project was just another example of the benefits that working with Lubrizol CPVC can provide. "We use miles of FlowGuard Gold every month," MacCormack said. "We've been very happy with the product, and we're glad to partner with Lubrizol CPVC and their strong support team."

Throughout the construction process, everyone involved in the Avalon Bay project learned exactly what MORE INSIDE™ means when you partner with Lubrizol CPVC—a superior product, unique resources and unparalleled support.

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—Steve MacCormack,
general manager,
MACCO Mechanical and
MacCormack Plumbing



Lubrizol

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