

Date: 1/12/2026

Region: 4A
FAC ID: NY052

FEMS No.: 3402428
Maximo WO No.: 20760



Asset #: NA
Priority: Urgent

Original Work Request:

Install a lockable disconnect as required by ASME CSD-1 Part CE-110 Para. (a). Install a drain valve on boiler as required by NBIC Part 1 Sect. 2.2.6.3.
NOTE: Issues above are for boilers 1 & 2.

Description of Repairs Needed:

Labor and material to a.) chip the concrete out to create a trench to extend the drain for the new boiler drain valves for boiler 1 & 2, b.) dig it out, c.) backfill it with sand, d.) install pvc pipe, e.) patch the concrete, f.) shutdown the boilers, g.) isolate the lines i will be cutting into, h.) cut out those sections, i.) rebuild the lines integrating the new boiler drain valves, j.) pipe and mount the 2 inch drain line from the new drain valves to the new floor drain, k.) fill the lines, l.) bleed the air out, m.) start the boiler, n.) test for proper operation, o.) build unistrut frame for the lockable disconnects, p.) mount the disconnects to it, q.) install the seal tight going to the boilers and conduit going to each door for the emergency push button stations, r.) mount the emergency push button stations, s.) shut the boiler down and lockout the power, t.) wire up the push button stations, u.) run the wire from the lockable disconnects to the boiler, v.) run power wires to the lockable disconnects, w.) power up the boilers, x.) test for voltage at the disconnects, y.) test disconnects, z.) start the boilers, aa.) test push buttons for proper operation, ab.) clean up and properly dispose of all spent materials.

Labor	Labor Hrs	Labor Rate	Total
Tidewater Technician	65	\$ 100.00	\$ 6,500.00
		\$ -	\$ -

Material List:	Quantity	Cost	Total
Building wire 12AWG, 1 conductors, Red, THHN 5FZX9	2	\$ 45.09	\$ 90.18
Building wire 12AWG, 1 conductors, White, THHN 5FZX8	2	\$ 46.59	\$ 93.18
Building wire 12AWG, 1 conductors, Black, THHN 5FZX7	2	\$ 44.59	\$ 89.18
Mushroom head push button, 30mm, 2NC 22KU68	2	\$ 263.08	\$ 526.16
Push button enclosure, 30mm NEMA 1/12/3/4/4X 2ER70	2	\$ 301.11	\$ 602.22
EMT conduit, steel, galvanized 1/2" 10 ft 6XC30	5	\$ 20.05	\$ 100.25
Compression conduit connector steel 1/2" gray 43GX80	4	\$ 2.21	\$ 8.84
Conduit & pipe strap clamp, 1/2" steel, EMT 206F89	25	\$ 0.38	\$ 9.50
Compression conduit coupling steel 1/2" gray 52AU67	10	\$ 1.44	\$ 14.40
Conduit & cable hanger, snap close 1/2" steel 812M 2KWP2	10	\$ 2.01	\$ 20.10
Fully threaded rod 3/8"-16 thread size 10ft steel 4FH2	4	\$ 37.65	\$ 150.60
USS washer, case hardened, steel, 3/8" screw sz 100pk 1KA16	2	\$ 16.34	\$ 32.68
Split lock washer, case hardened, steel, 3/8" pk 22UJ62	1	\$ 5.85	\$ 5.85
Hex Nut, Std hex 3/8" steel, grade 2 50 pk 12P497	21	\$ 6.13	\$ 128.73
Legend plate, 30mm panel mounting, square 2 1/4" 2EM22	2	\$ 11.89	\$ 23.78
Tubing copper 3" Type L, 10' straight 4WTK3	1	\$ 726.09	\$ 726.09
Tubing copper 2" Type L, 10' straight 3ZA96	3	\$ 428.33	\$ 1,284.99
Sweat fitting coupling 3" CTSx3/CTS, dimple center stop 1VLK6	2	\$ 64.58	\$ 129.16
Tubing copper, 3/4" Type L 10' straight 6KZ21	2	\$ 77.14	\$ 154.28
Ball Valve 2" bronze, press x press. 300 pig CWP, full port, two-piece 880IH?	2	\$ 824.99	\$ 1,649.98
Crimp elbow fitting 90 degree elbow 2" CTS x 2" pipe size 4BRH57	7	\$ 140.95	\$ 986.65
Crimp elbow fitting 45 degree elbow 2" CTS x 2" pipe size 4BRH47	4	\$ 89.44	\$ 357.76
Crimp Tee fitting, 2" CTS x 2" pipe x 2" pipe size, rolled center stop 1RR03	4	\$ 119.06	\$ 476.24
Crimp Tee fitting, 2" CTS x 2" pipe x 3/4" pipe size, rolled center stop 1RR5	2	\$ 143.95	\$ 287.90
Crimp fitting 90 elbow 3/4" CTS x 3/4" CTS x 3/4" pipe x 3/4" CTS size 787X14	8	\$ 10.19	\$ 81.52
Pipe coupling body, s40, PVC 3/4" x 3/4", socket x socket, white 60UD40	4	\$ 0.38	\$ 1.52
Floor drain 6 5/8", 7 1/4" overall, 4" ht, white, round 20CM27	1	\$ 22.28	\$ 22.28
PVC 2" pipe size, 10', unthreaded s40 5AFJ7	1	\$ 40.43	\$ 40.43
Pipe 90 degree elbow s40 PVC 2" x 2", socket x socket, f x f, white 22FJ95	2	\$ 3.53	\$ 7.06
Diamond saw blade, 4 1/2" blade, wet/dry 846AE1	1	\$ 35.45	\$ 35.45
Cement & Primer 8oz can blue/purple 53UH68	1	\$ 29.14	\$ 29.14
Solder wire 1/8" x 1 lb, 50/50 1UYH2	1	\$ 62.50	\$ 62.50
Lead free soldering flux 4oz, brush cap jar, bridgit 3JXE9	1	\$ 14.23	\$ 14.23
Crimp 45 degree elbow, 2" CTS x 2" pipe size, press-fit x FTG, copper 816YV2	4	\$ 61.44	\$ 245.76
Strut channel 1 5/8" x 1 5/8" 6 holes 784GP6	4	\$ 65.24	\$ 260.96
Corner Connector 90 degree, 2 holes steel, gold 2 5/8" 2HA5	10	\$ 9.65	\$ 96.50
Spring nut 3/8"-16 thread size, 3/8" bolt size, steel, 5YE11	1	\$ 56.41	\$ 56.41
Strut channel slotted, steel, 12 ga, 10' silver 5YB79	4	\$ 69.94	\$ 279.76
Channel bolt 3/8" thread size 3/8" bolt size steel SHAK3	1	\$ 47.19	\$ 47.19
Safety switch fusible 30A, single phase 120V AC 2JXU1	2	\$ 207.23	\$ 414.46
Liquid-tight conduit fitting, steel/iron 1/2", insulated, 90 elbow 3LL22	6	\$ 13.01	\$ 78.06
Liquid-tight conduit fitting, steel/iron 1/2", insulated, straight 3LL05	6	\$ 7.96	\$ 47.76
Liquid-tight flex metal conduit 1/2" gray 3" bend radius, 50' 2W279	1	\$ 229.24	\$ 229.24
Round hammer drill 1/2" drill bit size, 4" max drilling dp 46U343	1	\$ 17.05	\$ 17.05
Wedge anchor 2 3/4" lg, 1/2" dia, 1/2"-13 thread size steel, 10pk 21U984	2	\$ 35.59	\$ 71.18
Split-ring hanger, swivel loop, copper-plated cast iron 1CWH3	10	\$ 10.65	\$ 106.50
Fully threaded rod 3/8"-16 thread size 6' brass 10P749	1	\$ 90.91	\$ 90.91
Rod hanger plate 3/8" threaded rod, 180lb load 22FP85	20	\$ 4.44	\$ 88.80
Pipe insulation Buna-N rubber/PVC 1" thick, 2 3/8" 6' 40PN90	3	\$ 70.30	\$ 210.90
Pipe insulation Buna-N rubber/PVC 1" thick, 3 1/2" 6' 40PN92	1	\$ 95.68	\$ 95.68
Pipe insulation Buna-N rubber/PVC 90 elbow 2 3/8", 6.6 R-value 4NRE2	4	\$ 25.25	\$ 101.00
Pipe insulation Buna-N rubber/PVC tee 2 3/8" 6.5 R-value 4WLN4	2	\$ 26.81	\$ 53.62
Concrete anchor screw 2 3/4" lg, 1/4" dia, steel ext hx 100pk 4AK89	1	\$ 80.10	\$ 80.10
Installation bit & sleeve 3/16" drill bit, 3" mx dp, 4AL10	2	\$ 5.54	\$ 11.08
Crimp union fitting straight, 2" CTS x 2" pipe, press-fit x press-fit 5UL25	2	\$ 295.78	\$ 591.56
Pavestone 0.05 cu.ft paver sand 98000	3	\$ 8.06	\$ 24.18
Quikrete 50lb concrete mix 100450	3	\$ 10.09	\$ 30.27
Shipping	1	\$ 399.06	\$ 399.06

Equipment List:	Quantity	Cost	Total
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

PM WO History:

NA

Estimate Summary:

Labor	Material	Equipment
\$6,500.00	\$ 11,970.82	\$0.00
Sub Total	G&A 12%	Fee 6%
\$18,470.82	--	--
		Total Estimate
		\$18,470.82

Note: G&A and Fee are not applied on top of work performed by Tidewater.

Prepared by:
Tidewater, Inc.
6625 Selknick Drive, Suite A
Elkridge, MD 21075

Prepared for:
CMI Management, Inc.
5285 Shawnee Road Suite 510
Alexandria, VA 22312-2334

Date: 1/12/2026 FEMS #: 3402428
FAC ID: NY052 WO #: 20760

DESCRIPTION OF WORK
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		\$0.00	\$0.00
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Tubing copper 3" Type L, 10' straight 4WTK3	1	\$726.09	\$726.09
Tubing copper 2" Type L, 10' straight 3ZA96	3	\$428.33	\$1,284.99
Sweat fitting coupling 3" CTSx3"CTS, dimple center stop 1VLK6	2	\$64.58	\$129.16
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Ball Valve 2" bronze, press x press, 300 psig CWP, full port, two-piece 880JH7	2	\$824.99	\$1,649.98
Crimp elbow fitting 90 degree elbow 2" CTS x 2" pipe size 48RH57	7	\$140.95	\$986.65
Crimp elbow fitting 45 degree elbow 2" CTS x 2" pipe size 48RH47	4	\$89.44	\$357.76
Crimp Tee fitting, 2" CTS x 2" pipe x 2" pipe size, rolled center stop 1RRD3	4	\$119.06	\$476.24
Crimp Tee fitting, 2" CTS x 2" pipe x 3/4" pipe size, rolled center stop 1RRE5	2	\$143.95	\$287.90
Crimp fitting 90 elbow 3/4" CTS x 3/4" CTS x 3/4" pipe x 3/4" CTS size 787X14	8	\$10.19	\$81.52
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Pipe insulation Buna-N rubber/PVC 1" thick, 2 3/8" 6' 40PN90	3	\$70.30	\$210.90
Pipe insulation Buna-N rubber/PVC 1" thick, 3 1/2" 6' 40PN92	1	\$95.68	\$95.68
Pipe insulation Buna-N rubber/PVC 90 elbow 2 3/8", 6.6 R-value 4NRE2	4	\$25.25	\$101.00
Pipe insulation Buna-N rubber/PVC tee 2 3/8" 6.5 R-value 4WLN4	2	\$26.81	\$53.62
Concrete anchor screw 2 3/4" lg, 1/4" dia, steel ext hx 100pk 4AK89	1	\$80.10	\$80.10
Installation bit & sleeve 3/16" drill bit, 3" mx dp, 4AL10	2	\$5.54	\$11.08
Crimp union fitting straight, 2" CTS x 2" pipe, press-fit x press-fit 5ULZ5	2	\$295.78	\$591.56
Pavestone 0.05 cu ft paver sand 98000	3	\$8.06	\$24.18
Quikrete 50lb concrete mix 100450	3	\$10.09	\$30.27
Shipping	1	\$399.06	\$399.06
EQUIPMENT	QTY	UNIT/RATE	TOTAL
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
SUB-TOTAL COSTS:	LABOR TOTAL		\$6,500.00
	MATERIAL TOTAL		\$11,970.82
	EQUIPMENT TOTAL		\$0.00
TOTAL COST:			\$18,470.82

Accepted By: _____

Date: _____