

Date: 1/8/2026

Region: 4A

FEMS No.: 3402429

FAC ID: NY070

Maximo WO No.: 20754



Asset #: NA

Priority: Urgent

Original Work Request:

BOILER #1 - Unable to test high gas pressure switch as required by ASME CSD-1 Chapter CM-110.
BOILER #3 - Unable to test all safety devices as required by UFC 3-43-07 Sec 7-1, due to malfunction of flow switch.
BOILER #4 - Flow switch did not function as required by ASME CSD-1 Chapter CW-210 (a).
Install a lockable disconnect adjacent to boiler as required by ASME-CSD-1 CE-110 (a). For all 4 boilers

Description of Repairs Needed:

Labor and material to a.) shut down boiler #3 isolate the supply and return lines, b.) remove the wiring on the flow switch and low water cut off, c.) remove the flow switch and low water cut off, d.) install new low water and flow switches, e.) open the return and supply lines bleed the air from the lines, f.) start boiler #3 and test for proper operation, g.) shut down boiler #2 isolate the supply and return lines, h.) remove the wiring on the flow switch and the low water cut off switch, i.) remove the flow switch and low water cut off switch, j.) install new low water and flow switch, k.) rewire the switches, l.) lockout the power to boiler pump #2, m.) remove the wiring, n.) remove the pump, o.) install new pump, p.) rewire the pump, q.) fill the return and supply lines, r.) bleed the air from the lines, s.) start boiler #2, t.) test the flow & low water switches, & boiler pump #2 for proper operation, u.) shut down boiler #4 and isolate the supply and return lines, v.) remove the wiring from the flow switch & the low water cut off switch, w.) remove the low water and flow switches, x.) install the new low water and flow switches on boiler #4, y.) rewire both switches, z.) recharge the supply line and return line, aa.) bleed air out of the system, ab.) start up boiler #4 and test for proper operation, ac.) shut down boiler #1, ad.) shut the gas off to boiler #1, ae.) remove the high gas pressure switch, af.) install new high gas pressure switch, ag.) open the gas valve, ah.) start boiler #1, and test for proper operation, ai.) build frames for the lockable disconnects at each boiler, aj.) install the lockable disconnect on the new frames, ak.) shut down each boiler individually and tie in the lockable disconnects, al.) re-energize the boilers am.) test for proper operation, an.) clean up and properly dispose of all spent materials.

| Labor | Labor Hrs | Labor Rate | Total |
|----------------------|-----------|------------|-------------|
| Tidewater Technician | 46 | \$ 100.00 | \$ 4,600.00 |
| | | \$ - | \$ - |

| Material List: | Quantity | Cost | Total |
|---|----------|-------------|-------------|
| Cast iron 2400 Series Circulator pump 1/2HP 2400-70-3P Taco | 1 | \$ 1,941.15 | \$ 1,941.15 |
| Brass Flow Switch NEMA4 flexible w/paddles IFSWSBF-1 | 3 | \$ 356.86 | \$ 1,070.58 |
| Safgard 750 Low WaterCutoff w/manual reset-120V 45-750 | 3 | \$ 336.50 | \$ 1,009.50 |
| Lochinvar 100289705 High Gas Pressure Switch | 1 | \$ 390.48 | \$ 390.48 |
| Strut Channel fitting 1 5/8" x 1 5/8" 6 holes 784GP6 | 18 | \$ 65.23 | \$ 1,174.14 |
| Corner Connector 90, 2 holes 2 5/8" overall Dp 2HAE5 | 24 | \$ 9.65 | \$ 231.60 |
| Spring nut 3/8"-16 thread size, 3/8" bolt size 5YE11 | 2 | \$ 56.41 | \$ 112.82 |
| Strut Channel-slotted 12 ga, 10' 5YB79 | 14 | \$ 69.94 | \$ 979.16 |
| Channel bolt 3/8" thread size 3/8" bolt size 2HAK3 | 2 | \$ 47.19 | \$ 94.38 |
| Safety Switch fusible, 30A single phase 120v AC 2JXU1 | 4 | \$ 207.23 | \$ 828.92 |
| Liquid-tight conduit fitting 1/2" insulated, straight 3LL05 | 8 | \$ 7.96 | \$ 63.68 |
| Liquid-tight conduit fitting 1/2" insulated, 90 elbow 3LL22 | 8 | \$ 13.01 | \$ 104.08 |
| 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, 4"max drilling Dp 46U343 | 1 | \$ 17.05 | \$ 17.05 |
| Wedge anchor 2 3/4" 1/2"dia, 1/2"-13 thread size 10pk 21U984 | 4 | \$ 35.59 | \$ 142.36 |
| Building wire copper, 12 AWG, 1 conductors, solid, red 50' 5FZX9 | 1 | \$ 45.09 | \$ 45.09 |
| Building wire copper, 12 AWG, 1 conductors, solid, white 50' 5FZX8 | 1 | \$ 46.59 | \$ 46.59 |
| Building wire copper, 12 AWG, 1 conductors, solid, black 50' 5FZX7 | 1 | \$ 44.59 | \$ 44.59 |
| Building wire copper, 12 AWG, 1 conductors, solid, green 50' 5FZY0 | 1 | \$ 47.23 | \$ 47.23 |
| | | \$ - | \$ - |

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

PM WO History:

| |
|----|
| NA |
|----|

Estimate Summary:

| Labor | Material | Equipment |
|------------|------------|-----------|
| \$4,600.00 | \$8,572.64 | \$0.00 |

| Sub Total | G&A 12% | Fee 6% | Total Estimate |
|-------------|---------|--------|----------------|
| \$13,172.64 | -- | -- | \$13,172.64 |

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: 1/8/2026

FEMS #: 3402429

FAC ID: NY070

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DESCRIPTION OF WORK

Labor and material to a.) shut down boiler #3 isolate the supply and return lines, b.) remove the wiring on the flow switch and low water cut off, c.) remove the flow switch and low water cut off, d.) install new low water and flow switches, e.) open the return and supply lines bleed the air from the lines, f.) start boiler #3 and test for proper operation, g.) shut down boiler #2 isolate the supply and return lines, h.) remove the wiring on the flow switch and the low water cut off switch, i.) remove the flow switch and low water cut off switch, j.) install new low water and flow switch, k.) rewire the switches, l.) lockout the power to boiler pump #2, m.) remove the wiring, n.) remove the pump, o.) install new pump, p.) rewire the pump, q.) fill the return and supply lines, r.) bleed the air from the lines, s.) start boiler #2, t.) test the flow & low water switches, & boiler pump #2 for proper operation, u.) shut down boiler #4 and isolate the supply and return lines, v.) remove the wiring from the flow switch & the low water cut off switch, w.) remove the low water and flow switches, x.) install the new low water and flow switches on boiler #4, y.) rewire both switches, z.) recharge the supply line and return line, aa.) bleed air out of the system, ab.) start up boiler #4 and test for proper operation, ac.) shut down boiler #1, ad.) shut the gas off to boiler #1, ae.) remove the high gas pressure switch, af.) install new high gas pressure switch, ag.) open the gas valve, ah.) start boiler #1, and test for proper operation, ai.) build frames for the lockable disconnects at each boiler, aj.) install the lockable disconnect on the new frames, ak.) shut down each boiler individually and tie in the lockable disconnects, al.) re-energize the boilers am.) test for proper operation, an.) clean up and properly dispose of all spent materials.

| LABOR | QTY | UNIT/RATE | TOTAL |
|---|-----------------|------------|-------------|
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| | | \$0.00 | \$0.00 |
| MATERIAL | QTY | UNIT/RATE | TOTAL |
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| Building wire copper, 12 AWG, 1 conductors, solid, green 50' 5FZY0 | 1 | \$47.23 | \$47.23 |
| | | \$0.00 | \$0.00 |
| EQUIPMENT | QTY | UNIT/RATE | TOTAL |
| | | \$0.00 | \$0.00 |
| | | \$0.00 | \$0.00 |
| | | \$0.00 | \$0.00 |
| SUB-TOTAL COSTS: | LABOR TOTAL | | \$4,600.00 |
| | MATERIAL TOTAL | | \$8,572.64 |
| | EQUIPMENT TOTAL | | \$0.00 |
| TOTAL COST: | | | \$13,172.64 |

Accepted By: _____

Date: _____