

Date: 1/12/2026

Region: 4A  
FAC ID: NY126CSS No.: 3402430  
Maximo WO No.: 20764

Asset #: NA

Priority: Urgent

## Original Work Request:

Install gas line vent Gas pressure regulator vent line manifolded to #2 boiler pressure regulator vent line. ASME CSD-1 Part CF-190 Para. (f) (3), vent line of one boiler manifolded to another boiler shall not be permitted.  
Install E-Stop at the other exit as required by NBIC Part 1 Sect. 2.2.5.3.2 Para. B.  
Install a lockable disconnect adjacent to boiler as required by NBIC Part 1 Sect. 2.2.5.3.  
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.) build and install the frame for the disconnects, b.) install disconnects, c.) install the sealtight to the boilers from the disconnects, d.) shut down the boiler and lockout the electrical to the boiler, e.) wire in the disconnects, f.) wire the disconnects to the boilers, g.) test voltage, h.) will bring the boilers back on line, one at a time, i.) test each for proper operation, j.) vent line installing black pipe from weather head outside and work my way down above the cages until I get outside the boiler room wall, k.) will saw a hole through the wall for the back pipe to go through, l.) reseal the wall around the pipe once I get the piping into the boiler room, m.) shut down the boilers and lockout the natural gas, n.) tie in the vent lines, o.) recharge the natural gas lines, p.) fire up the boilers, q.) test for proper operation, r.) clean up and properly dispose of all spent materials. \*\*Upon inspection of the boilers I found they both have drain valves on the back side of the boiler, and there is an E-stop station at both entrances. I have included pictures of the boiler drain valves, and the push button stations at each door.

Labor	Labor Hrs	Labor Rate	Total
Tidewater Technician	36	\$ 100.00	\$ 3,600.00
		\$ -	\$ -

Material List:	Quantity	Cost	Total
1" Peck style gas regulator vent with screen 1754004	1	\$ 32.04	\$ 32.04
Strut channel fitting 1 5/8" x 1 5/8" 6 holes784GP6	8	\$ 65.24	\$ 521.92
Corner connector 90 degrees, 2 holes, steel, 2 5/8" 2HAE5	16	\$ 9.65	\$ 154.40
Spring nut 3/8"-16 thread size, 3/8" bolt size, steel SYE11	1	\$ 56.41	\$ 56.41
Strut channel slotted, steel, 12 ga. 10' silver SYB79	6	\$ 69.94	\$ 419.64
Channel bolt 3/8" thread size, 3/8" bolt size, steel 2HAK3	1	\$ 47.19	\$ 47.19
Safety Switch fusible 30A, single phase 120V AC 2JXU1	2	\$ 207.23	\$ 414.46
Building wire 12AWG, 1 conductors, Black, THHN 5FZX7	1	\$ 44.59	\$ 44.59
Building wire 12AWG, 1 conductors, Red, THHN 5FZX9	1	\$ 45.09	\$ 45.09
Building wire 12AWG, 1 conductors, White, THHN 5FZX8	1	\$ 46.59	\$ 46.59
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
Pipe black steel, 1" pipe size, 10' threaded both ends, s40, welded 5E552	10	\$ 246.25	\$ 2,462.50
90 elbow, cast iron 1" x 1" female NPT x female NPT, class 125 4KUJ9	6	\$ 14.68	\$ 88.08
90 reducing elbow, cast iron 1" x 1/2" fp sz, F NPT x F NPT, class 125 4KUL1	2	\$ 17.20	\$ 34.40
Hex head plug, cast iron 1/2" fp sz, class 150 60XY20	2	\$ 2.16	\$ 4.32
Heavy duty pipe strap, zinc-plated steel, 1" pipe, for 1 5/16" copper tube 4KJX1	16	\$ 5.19	\$ 83.04
Concrete anchor screw 1 1/4" lg, 1/4" dia, steel, hex 100pk 4AK86	1	\$ 53.29	\$ 53.29
Round hammer drill 1/4" drill bit size, 4" max drilling dp 46U333	2	\$ 11.06	\$ 22.12
Rigid conduit clamp, galvanized steel, 1" pipe 4HYD7	4	\$ 7.83	\$ 31.32
Hole saw 2 1/2" saw dia, 1/2" max cutting dp, diamond grit 36RE22	1	\$ 112.51	\$ 112.51
Refractory mortar, 10 lb pail 453T09	1	\$ 49.84	\$ 49.84
Eccentric reducer coupling, cast iron 1" x 3/4" fp sz, f NPT x F NPT 4KVY1	1	\$ 70.20	\$ 70.20
90 elbow, cast iron 1/2" x 1/2" f NPT x f NPT, class 125 4KUJ7	2	\$ 11.29	\$ 22.58
Union malleable iron 1/2" x 1/2" fp sz, f NPT x f NPT, class 150 5P591	2	\$ 16.86	\$ 33.72
Union malleable iron 1" x 1" fp sz, f NPT x f NPT, class 150 5P593	2	\$ 26.99	\$ 53.98
Thread sealant tape, poly-temp gas(XHD) extra HD, 3/4" x 43' yellow 4UK07	3	\$ 16.25	\$ 48.75
Shipping	1	\$ 243.96	\$ 243.96

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

## PM WO History:

NA

## Estimate Summary:

Labor	Material	Equipment
\$3,600.00	\$5,640.23	\$0.00

Sub Total	G&A 12%	Fee 6%	Total Estimate
\$9,240.23	--	--	\$9,240.23

Note: G&amp;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  
 FAC ID: NY126

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DESCRIPTION OF WORK
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Shipping	1	\$243.96	\$243.96
EQUIPMENT	QTY	UNIT/RATE	TOTAL
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
SUB-TOTAL COSTS:	LABOR TOTAL		\$3,600.00
	MATERIAL TOTAL		\$5,640.23
	EQUIPMENT TOTAL		\$0.00
TOTAL COST:			\$9,240.23

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_



Drain valves are located in the same area in back of each boiler.