

Date: 12/31/2025

Region: 4A

FAC ID: NY126

FEMS No.: 3462308

Maximo WO No.: 20922

Asset #: NA

Priority: Urgent



**Original Work Request:**

The OMS boiler is not getting up to temp of 130 causing the floor heating system to not operate. Replace to 2 leaking air vents in heating loop. They no longer work properly and are leaking glycol from the loop located in boiler/mechanical room OMS building. Repair/replace circulating pump for work bay floor heat. Pump is in the tool room in OMS work bay. Provide approximately 70 gallons of glycol to refill the heating loop

**Description of Repairs Needed:**

Labor and material to a.) shut down the boiler, b.) isolate three separate sections of the heating loop to replace the 2 air vents that are failing and the pump that is leaking, c.) lock out the pump, d.) isolate the line, e.) remove the wiring, f.) clean up or replace the flanges, g.) install the new pump, h.) rewire, i.) fill the lines, j.) replace the (2) air vents that are failing, k.) fill those lines, l.) add 40 gallons of glycol, m.) start up the boiler, n.) turn on the glycol feeder pump, o.) start working the air out of the system, p.) ensure proper pressure in the system, q.) add the remaining glycol to the glycol feeding tank and put it in automatic, r.) test heating loop for proper operation, s.) clean up and properly dispose of all spent materials.

Labor	Labor Hrs	Labor Rate	Total
Tidewater Technician	12	\$ 100.00	\$ 1,200.00
		\$ -	\$ -

Material List:	Quantity	Cost	Total
Air vent, one port, top port, 1/2in FNPT 150psi max, 240F max 6ETU7	1	\$ 128.64	\$ 128.64
Air vent, one port, top port, 1/8in FNPT 75psi max, 240F max 50PK04	1	\$ 202.06	\$ 202.06
Circulating pump 1/3hp 115V ac, 72 gpm 25ft max head 10 1/4in 892GH5	1	\$ 4,559.81	\$ 4,559.81
Freeze protectant Cryo-Tek Food safe 5 gal pail to 250F 49K220	15	\$ 285.89	\$ 4,288.31
		\$ -	\$ -
		\$ -	\$ -

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

**PM WO History:**

NA
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**Estimate Summary:**

Labor	Material	Equipment
\$1,200.00	\$9,178.83	\$0.00

Sub Total	G&A 12%	Fee 6%	Total Estimate
\$10,378.83	--	--	\$10,378.83

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: 12/31/2025

FAC ID: NY126

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**DESCRIPTION OF WORK**

Labor and material to a.) shut down the boiler, b.) isolate three separate sections of the heating loop to replace the 2 air vents that are failing and the pump that is leaking, c.) lock out the pump, d.) isolate the line, e.) remove the wiring, f.) clean up or replace the flanges, g.) install the new pump, h.) rewire, i.) fill the lines, j.) replace the (2) air vents that are failing, k.) fill those lines, l.) add 40 gallons of glycol, m.) start up the boiler, n.) turn on the glycol feeder pump, o.) start working the air out of the system, p.) ensure proper pressure in the system, q.) add the remaining glycol to the glycol feeding tank and put it in automatic, r.) test heating loop for proper operation, s.) 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
Air vent, one port, top port, 1/2in FNPT 150psi max, 240F max 6ETU7	1	\$128.64	\$128.64
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Freeze protectant Cryo-Tek Food safe 5 gal pail to 250F 49K220	15	\$285.89	\$4,288.31
		\$0.00	\$0.00
		\$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		\$1,200.00
	MATERIAL TOTAL		\$9,178.83
	EQUIPMENT TOTAL		\$0.00
TOTAL COST:			\$10,378.83

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

Date: \_\_\_\_\_