

Date: 2/5/2026



Region: 4A

FEMS No.: 3462824

FAC ID: NY070

Maximo WO No.: 20974

Asset #: NA

Priority: Urgent

## Original Work Request:

Replace 2-60 PPD dehumidifiers with 1-190 PPD dehumidifier. The 2 cannot keep up with the humid air in the basement boiler room. Humidistat is showing humidity at 68%. A larger dehumidifier would reduce the humidity, to a lower amount of humidity. This would prevent mold growing in the basement.

## Description of Repairs Needed:

Tidewater investigation found that the dehumidifier suggested is too small at 190 liters a day removed. The unit is being overworked and freezing up and allowing corrosion on boilers, pumps, and all electrical components in the boiler room, causing multiple assets to fail and mold to continue growing on the walls and pipes where the moisture is collecting from the high humidity. Labor and material to a) supply (2) Quest 506 High-Capacity Dehumidifier 208-230V (capability to remove a total of 1000 liters a day), b.) level the floor, c.) place the pads for the units to set on, d.) install (2) Quest 506 Dehumidifier on the pads, e.) run 200 ft of 1 inch conduit from the panel in the adjacent room to the installation location on the mezzanine in the boiler room by drilling holes through two walls, f.) mounting conduit to Unistrut and directly to the walls, g.) install (2) Nema 6-20p receptacles (1 for each unit), h.) run the wiring to power both receptacles from the panel, i.) run separate 1" conduit from the panel to the installation point on the mezzanine, j.) run wiring to provide power for the condensation pumps that need to be installed with the units, k.) pipe drain lines from the condensate pumps to the drain that drains the sump pumps, l.) install a humidity monitor on the wall close to the units and one across the boiler room from the units to monitor the humidity, m.) start up the units, n.) monitor them for proper operation, o.) 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        |
|---|----------|--------------|--------------|
| Quest 506 High-Capacity Dehumidifier 208-230V PN4046300                   | 2        | \$ 11,931.69 | \$ 23,863.38 |
| Santa Fe Condensate pump 4022220  | 2        | \$ 236.25    | \$ 472.50    |
| Digital Hygrometer 10% to 99% Humidity Range 3LRV4                        | 2        | \$ 112.58    | \$ 225.16    |
| Miniature Circuit Breaker 25A, single phase 2 poles 2GNY1                 | 2        | \$ 579.29    | \$ 1,158.58  |
| Diamond Segmnt CupGrinding Wheel, Double Row 4" Dia, 5/8"-11 Arbor 846AD3 | 1        | \$ 100.18    | \$ 100.18    |
| Concrete Leveling Compound, Cement 50lb 39UV59                            | 2        | \$ 117.74    | \$ 235.48    |
| Refractory Mortar 10lb 453T09   | 1        | \$ 49.84     | \$ 49.84     |
| SDS-MAX Drill bit 1 1/4" 785XY3   | 1        | \$ 166.86    | \$ 166.86    |
| Cement & Primer 8oz, Clear/Purple   | 1        | \$ 26.99     | \$ 26.99     |
| PVC 1" pipe sz, 10' lg, Unthreaded, schedule 40 5AFJ4                     | 2        | \$ 20.54     | \$ 41.08     |
| PVC pipe coupling, schedule 40, 1" x 1" 22FJ46                            | 4        | \$ 0.68      | \$ 2.72      |
| PVC tee pipe fitting, schedule 40, 1" x 1" 22FK99                         | 2        | \$ 1.66      | \$ 3.32      |
| PVC 90 elbow, schedule 40 1" x 1" 22FJ86                                  | 4        | \$ 1.11      | \$ 4.44      |
| Square mounting pad, 30" Lg, 30" Wd, 2" Ht 818G46                         | 2        | \$ 87.44     | \$ 174.88    |
| Copper building wire 12 AWG, 1 conductor, stranded, black 2W285           | 1        | \$ 209.40    | \$ 209.40    |
| Copper building wire 12 AWG, 1 conductor, stranded, white 2W284           | 1        | \$ 211.55    | \$ 211.55    |
| Copper building wire 12 AWG, 1 conductor, stranded, green 2W406           | 1        | \$ 181.96    | \$ 181.96    |
| Copper building wire 10 AWG, 1 conductor, stranded, green 4W012           | 1        | \$ 341.76    | \$ 341.76    |
| Copper building wire 10 AWG, 1 conductor, stranded, white 3ZK46           | 2        | \$ 374.90    | \$ 749.80    |
| Copper building wire 10 AWG, 1 conductor, stranded, red 3ZK47             | 1        | \$ 333.06    | \$ 333.06    |
| Copper building wire 10 AWG, 1 conductor, stranded, black 3ZK45           | 1        | \$ 317.25    | \$ 317.25    |
| Conduit/pipe strap clamp, one-hole 1/2" steel EMT 206F89                  | 30       | \$ 0.38      | \$ 11.40     |
| Compression conduit coupling 1/2", 1 29/32" overall 52AU67                | 12       | \$ 1.44      | \$ 17.28     |
| Compression conduit connector 1/2", 1 11/32" overall 52NE11               | 4        | \$ 3.15      | \$ 12.60     |
| EMT Conduit, steel 1/2" 10' 6XC30   | 12       | \$ 19.20     | \$ 230.40    |
| Electrical box, 1 gangs 4A239   | 1        | \$ 7.61      | \$ 7.61      |
| GFCI Receptacle, duplex 39EA77  | 2        | \$ 67.49     | \$ 134.98    |
| Electrical box cover, square 5AA24  | 2        | \$ 8.05      | \$ 16.10     |
| Receptacle, single 5Z833  | 2        | \$ 87.45     | \$ 174.90    |
| Electrical box, 2 gangs 2DD09   | 2        | \$ 18.98     | \$ 37.96     |
| Strut channel-slotted steel, 12ga 10' 5YB79                               | 2        | \$ 65.65     | \$ 131.30    |
| Conduit strap clamp steel, electroplated, 1" conduit 2HAP5                | 2        | \$ 44.98     | \$ 89.96     |
| Pipe strap 1", steel EMT 887M09   | 50       | \$ 1.50      | \$ 75.00     |
| Concrete anchor screw 1 1/4" 4AK86  | 1        | \$ 49.34     | \$ 49.34     |
| Compression conduit connector 1/2", non-insulated 43GX80                  | 8        | \$ 2.21      | \$ 17.68     |
| Compression conduit coupling 1" rain tight 52AV12                         | 15       | \$ 9.05      | \$ 135.75    |
| EMT conduit, steel 1" 10' lg 6XC32  | 20       | \$ 58.60     | \$ 1,172.00  |
| Shipping & Handling   | 1        | \$ 559.99    | \$ 559.99    |

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

## PM WO History:

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

## Estimate Summary:

| Labor      | Material    | Equipment |
|------------|-------------|-----------|
| \$4,600.00 | \$31,744.44 | \$0.00    |

| Sub Total   | G&A 12% | Fee 6% | Total Estimate |
|-------------|---------|--------|----------------|
| \$36,344.44 | --      | --     | \$36,344.44    |

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: 2/5/2026  
 FAC ID: NY070

FEMS #: 3462824  
 WO #: 20974

| DESCRIPTION OF WORK   |
|---|
| <p>Tidewater investigation found that the dehumidifier suggested is too small at 190 liters a day removed. The unit is being overworked and freezing up and allowing corrosion on boilers, pumps, and all electrical components in the boiler room, causing multiple assets to fail and mold to continue growing on the walls and pipes where the moisture is collecting from the high humidity. Labor and material to a.) supply (2) Quest 506 High-Capacity Dehumidifier 208-230V (capability to remove a total of 1000 liters a day), b.) level the floor, c.) place the pads for the units to set on, d.) install (2) Quest 506 Dehumidifier on the pads, e.) run 200 ft of 1 inch conduit from the panel in the adjacent room to the installation location on the mezzanine in the boiler room by drilling holes through two walls, f.) mounting conduit to Unistrut and directly to the walls, g.) install (2) Nema 6-20p receptacles (1 for each unit), h.) run the wiring to power both receptacles from the panel, i.) run separate 1" conduit from the panel to the installation point on the mezzanine, j.) run wiring to provide power for the condensation pumps that need to be installed with the units, k.) pipe drain lines from the condensate pumps to the drain that drains the sump pumps, l.) install a humidity monitor on the wall close to the units and one across the boiler room from the units to monitor the humidity, m.) start up the units, n.) monitor them for proper operation, o.) clean up and properly dispose of all spent materials.</p> |

| LABOR   | QTY             | UNIT/RATE   | TOTAL              |
|---|-----------------|-------------|--------------------|
| Tidewater Technician  | 46              | \$100.00    | \$4,600.00         |
|   |                 | \$0.00      | \$0.00             |
| MATERIAL  | QTY             | UNIT/RATE   | TOTAL              |
| Quest 506 High-Capacity Dehumidifier 208-230V PN4046300                   | 2               | \$11,931.69 | \$23,863.38        |
| Santa Fe Condensate pump 4022220  | 2               | \$236.25    | \$472.50           |
| Digital Hygrometer 10% to 99% Humidity Range 3LRV4                        | 2               | \$112.58    | \$225.16           |
| Miniature Circuit Breaker 25A, single phase 2 poles 2GNY1                 | 2               | \$579.29    | \$1,158.58         |
| Diamond Segmnt CupGrinding Wheel, Double Row 4" Dia, 5/8"-11 Arbor 846AD3 | 1               | \$100.18    | \$100.18           |
| Concrete Leveling Compound, Cement 50lb 39UV59                            | 2               | \$117.74    | \$235.48           |
| Refractory Mortar 10lb 453T09   | 1               | \$49.84     | \$49.84            |
| SDS-MAX Drill bit 1 1/4" 785XY3   | 1               | \$166.86    | \$166.86           |
| Cement & Primer 8oz, Clear/Purple   | 1               | \$26.99     | \$26.99            |
| PVC 1" pipe sz, 10' lg, Unthreaded, schedule 40 5AFJ4                     | 2               | \$20.54     | \$41.08            |
| PVC pipe coupling, schedule 40, 1" x 1" 22FJ46                            | 4               | \$0.68      | \$2.72             |
| PVC tee pipe fitting, schedule 40, 1" x 1" 22FK99                         | 2               | \$1.66      | \$3.32             |
| PVC 90 elbow, schedule 40 1" x 1" 22FJ86                                  | 4               | \$1.11      | \$4.44             |
| Square mounting pad, 30" Lg, 30" Wd, 2" Ht 818G46                         | 2               | \$87.44     | \$174.88           |
| Copper building wire 12 AWG, 1 conductor, stranded, black 2W285           | 1               | \$209.40    | \$209.40           |
| Copper building wire 12 AWG, 1 conductor, stranded, white 2W284           | 1               | \$211.55    | \$211.55           |
| Copper building wire 12 AWG, 1 conductor, stranded, green 2W406           | 1               | \$181.96    | \$181.96           |
| Copper building wire 10 AWG, 1 conductor, stranded, green 4W012           | 1               | \$341.76    | \$341.76           |
| Copper building wire 10 AWG, 1 conductor, stranded, white 3ZK46           | 2               | \$374.90    | \$749.80           |
| Copper building wire 10 AWG, 1 conductor, stranded, red 3ZK47             | 1               | \$333.06    | \$333.06           |
| Copper building wire 10 AWG, 1 conductor, stranded, black 3ZK45           | 1               | \$317.25    | \$317.25           |
| Conduit/pipe strap clamp, one-hole 1/2" steel EMT 206F89                  | 30              | \$0.38      | \$11.40            |
| Compression conduit coupling 1/2", 1 29/32" overall 52AU67                | 12              | \$1.44      | \$17.28            |
| Compression conduit connector 1/2", 1 11/32" overall 52NE11               | 4               | \$3.15      | \$12.60            |
| EMT Conduit, steel 1/2" 10' 6XC30   | 12              | \$19.20     | \$230.40           |
| Electrical box, 1 gangs 4A239   | 1               | \$7.61      | \$7.61             |
| GFCI Receptacle, duplex 39EA77  | 2               | \$67.49     | \$134.98           |
| Electrical box cover, square 5AA24  | 2               | \$8.05      | \$16.10            |
| Receptacle, single 5Z833  | 2               | \$87.45     | \$174.90           |
| Electrical box, 2 gangs 2DDD9   | 2               | \$18.98     | \$37.96            |
| Strut channel-slotted steel, 12ga 10' 5YB79                               | 2               | \$65.65     | \$131.30           |
| Conduit strap clamp steel, electroplated, 1" conduit 2HAP5                | 2               | \$44.98     | \$89.96            |
| Pipe strap 1", steel EMT 887M09   | 50              | \$1.50      | \$75.00            |
| Concrete anchor screw 1 1/4" 4AK86  | 1               | \$49.34     | \$49.34            |
| Compression conduit connector 1/2", non-insulated 43GX80                  | 8               | \$2.21      | \$17.68            |
| Compression conduit coupling 1" rain tight 52AV12                         | 15              | \$9.05      | \$135.75           |
| EMT conduit, steel 1" 10' lg 6XC32  | 20              | \$58.60     | \$1,172.00         |
| Shipping & Handling   | 1               | \$559.99    | \$559.99           |
| 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  |             | \$31,744.44        |
|   | EQUIPMENT TOTAL |             | \$0.00             |
| <b>TOTAL COST:</b>  |                 |             | <b>\$36,344.44</b> |

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

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

## PERFORMANCE

|                       |                |                |
|-----------------------|----------------|----------------|
| °F   %RH              | <b>80   60</b> | <b>75   50</b> |
| Water Removal (P/Day) | 500            | 320            |
| Efficiency (P/kWh)    | 9.2            | 6.8            |
| Energy Factor (L/kWh) | 4.4            | 3.2            |

## ELECTRICAL

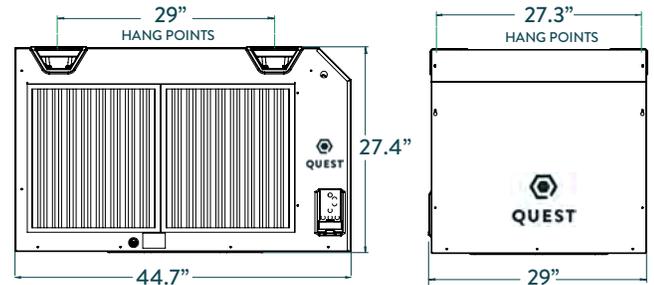
|                            |                 |             |
|----------------------------|-----------------|-------------|
| °F   %RH                   | <b>80   60</b>  |             |
| Supply Voltage             | <b>208V</b>     | <b>230V</b> |
| Current Draw               | 10.9A           | 9.9A        |
| MCA*                       | 20A             | 20A         |
| MOP*                       | 25A             | 25A         |
| Recommended Breaker Size   | 25A             | 25A         |
| Power                      | 2,250W          |             |
| Power Cord                 | 12/3, SJTW (6') |             |
| Plug                       | NEMA 6-20P      |             |
| CFM                        | 1,150           |             |
| BTU (Total)                | 30,500          |             |
| BTU (Heat of Condensation) | 22,800          |             |
| BTU (Motor Load)           | 7,700           |             |

## SPECS

|                        |   |
|------------------------|---|
| Control Type           | Onboard digital control with low-voltage terminal block |
| Refrigerant Type       | R454B   |
| Refrigerant Amount     | 3 lbs 14 oz   |
| Weight                 | 280 lb  |
| Air Filter MERV Rating | MERV-13   |
| Dimensions             | 18" x 20" x 2"  |
| Drain Port Connection  | 3/4" Threaded NPT                                       |
| Operating Temperature  | 56 F Min - 95 F Max                                     |



## DIMENSIONS



## FEATURES

- + **Patented M-CoRR™ Technology:** multi-coil design achieves highest efficiency available in its class
- + **Superior MERV-13 Filtration:** removes more harmful contaminants from the air, such as mold, bacteria and some viruses; 20% more effective than MERV-11
- + **Integrated Lift and Hang Points:** allows for easy movement and flexible installation
- + **Lowest Amp Draw:** freeing up electricity for other equipment
- + **Onboard Digital Controls:** enables easy and precise setpoints with self diagnostics

Specifications are subject to change without notice. Drawings are not to scale. \*See manual for details on MCA/MOP.