



95 Hudson River Rd  
Waterford, NY 12188  
518 326 8450

Bill To

CMI Management, LLC  
5285 Shawnee Rd, Suite 510  
Alexandria, VA 22312 US

**Invoice 103952**

Sep 5, 2023

Job Number

102978

Payment Terms

Net30

**Total Due**

**\$1,010.00**

**Due Date**

**Oct 5, 2023**

CUSTOMER NAME

CMI Management, LLC

PROPERTY NAME

Plattsburgh Army Reserve (NY054)

PROPERTY ADDRESS

5363 Peru St  
Plattsburgh, NY 12901

AUTHORIZED BY

CUSTOMER WO

NTE

**Invoice Summary**

Went to site to complete seasonal boiler start up. Was notified that the building took a lightning strike in the back a few months ago, not able to get into the building automation. Also was not able to turn on the circulator pumps and was not able to turn on the boiler. The Left Boiler 10090, the bottom left element #7 has direct short to ground, removed the fuses from fuse block. The bottom right element #6 has burnt wires, #6 awg the element ohms out fine. Removed fuses from the fuse block.

Element #5, also has burned wires. The #6 awg, element #4 has a direct short to the ground. Removed the fuses from the fuse block. Right Boiler 10089 has several blown fuses. Ohmed out the elements, all good. Everything seems fine on the processor board, can't locate any burns. Will quote fix for the bad material, both boilers are operational just not to 100% capacity.

Item Name	Description	Quantity	Unit Price	Price Subtotal
<b>Labor</b>	Labor ST-Mike Duvall - August 30, 2023	8	\$120.00	\$960.00
<b>Trip Charge</b>	Trip Charge	1	\$50.00	\$50.00
		<b>9</b>		<b>\$1,010.00</b>

Subtotal	<b>\$1,010.00</b>
Taxable Subtotal	<b>\$0.00</b>
Sales Tax Rate	<b>0%</b>
Tax Amount	<b>\$0.00</b>
<b>Total</b>	<b>\$1,010.00</b>

**Terms of Service**

TERMS AND CONDITIONS: This invoice will be considered correct unless notification is received within 5 days from date. Invoices not paid within 30 days will be considered past due. A FINANCE CHARGE of one and one half percent (1.5%) per month thereafter will be charged on the unpaid balance for an annual percentage rate of eighteen percent. (18%) In case of non-payment, cost of collection on including reasonable attorney's fee will be charged. All payments made by credit card will be issued a 3.5% processing fee.

CERTIFICATION OF WORK

(To be completed by the Contractor and saved in the Contractor's CMMS)

FACID/Building: NY054 Plattburg Date of Visit: 8.30.23

Contractor Personnel on Site:

1. Mike D
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Work Performed:

Preventive Maintenance - Services Completed (Annual, Quarterly, Monthly, equipment identification, etc.)

1. N-A
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Inspection, Testing, and Certification

1. N-A
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Other Recurring Services

1. N-A
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Service Calls -- Service Call Number and Description

1. NOCSS#, THIS IS AN ANNUAL MAINTANCE BPI 102978
2. LOCATED SEVERAL BLOWN 60 AMP FUSES. FOR 2 ELECTRIC
3. HEAT ELEMENTS WITH SHORT. SEVERAL BURNED WIRES.

Over and Above Repair Work – Order Number and Description of Work Completed

NO CSS#. THIS IS ANNUAL BOILER MAINTENANCE BP1102978  
FOUND SEVERAL BLOWN 60AMP FUSES. FOUND 2 ELECTRIC  
HEAT ELEMENTS WITH DIRECT SHORT TO GROUND. SEVERAL BURNED  
#10 AWG WIRES. REMOVED FUSES FROM BAD HEAT ELEMENTS  
& HEAT ELEMENTS WITH BAD WIRES. OHMS COILS & CONTACTORS. ALL GOOD,  
NOT ABLE TO ACCESS BUILDING AUTOMATION, NOT ABLE TO GET  
CIRC PUMPS ON. NOT ABLE TO BOILERS TO COME ON.

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name:

Mike Dugall

Date:

8.30.23

Signed:

[Signature]

To be signed by Facility Manager:

I certify that the above named individuals representing the Contractor arrived on site and to the best of my knowledge, completed the stated work listed:

Print Name/Rank:

Chris Pothier

AFOS

Date:

9.30.23

Signed:

[Signature]

E-Mail: