



Repair HVAC BMS.

There is no air moving in the building. New Fire Alarm system contractors state that the system shows all normal. AMI reports AHUs and Chiller are in order but not being called for demand. BMS AHU controllers show equipment disabled.

Diagnosis:

I was at the New Windsor site today and diagnosed the air handlers having issues. As suspected, there were bad contactors and fuses on several units. The parts needed are obsolete from both Trane and the part manufacturer, but I was able to come up with suitable replacements which will be quoted out for repairs.

Note: Dave Ogden EMTech does not have programming privileges for the Delta system. He was not able to log into the system at all, but once the repairs are made the AHU's will run on a start command.

MUA COST DATA ANALYSIS AND NEGOTIATION. THE LABOR HOURS IS WITHIN THE LOCAL SCA WAGE RATE FOR THE WORK DURATION PROPOSED WHICH IS TO COMPLETE FOLLOW ON REPAIRS DETERMINED FROM COMPLETED DIAGNOSTIC WO# 22145 OF AHU TO REPLACE FIVE (5) CONTACTORS, CONTACT BLOCK, AND TEN (10) FUSES TO RESTORE FULL AHU OPERATION. THE MEANS AND METHODS PROPOSED FOR THIS REPAIR WORK IS TYPICAL OF WORK COMPLETED AT OTHER NY FACILITIES AND CONSIDERED FAIR AND REASONABLE.

Latini, David J CIV USARMY CENAP (USA)

From: Joe Bayne <joe.bayne@cmimgmt.com>
Sent: Monday, June 12, 2023 9:25 AM
To: Latini, David J CIV USARMY CENAP (USA); Moseman, Michael CIV (USA)
Cc: Vanessa Fernandez
Subject: [Non-DoD Source] RE: O&A Revised NY116, CSS 93481, Wo 22727
Attachments: O&A Revised NY116, CSS 93481, Wo 22727.docx; CMI - Army Reserve - New Windsor CSS#93481 - Repair - REV1.pdf

Good morning David,

Please approve the attached revised proposal so that the work may proceed.

After further discussion with EMTech a new revised proposal was submitted. Please note that the new proposal has a greater cost due to material that was originally left out. The new proposal has material info with part #'s.

Joe Bayne
Project Manager / 99th - Region 2
5285 Shawnee Road Suite #510
Alexandria, VA 22312
703-738-5304
joe.bayne@cmimgmt.com

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From: Joe Bayne
Sent: Monday, June 12, 2023 9:24 AM
To: David Latini (David.J.Latini@usace.army.mil) <david.j.latini@usace.army.mil>; Moseman, Michael CIV (USA) <michael.moseman.civ@army.mil>
Cc: Vanessa Fernandez <vanessa.fernandez@cmimgmt.com>
Subject: O&A Revised NY116, CSS 93481, Wo 22727
Importance: High

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Quotation #: **JCC060923 - REV1**

Customer Name: CMI Management Inc.
Customer Address: 5285 Shawnee Rd Suite # 510
City, State Zip Code: Alexandria, VA 22312
Army Location: New Windsor
CSS# CSS# 93481 - Part 2: Repairs

**** Note: Possible Delta Controls Issues,
Not Included**

Material Costs

1) Total Materials Price		\$1,426.01
2) Freight (Subject to Change)		\$114.08
3) Warranty		\$0.00
4) NYS sales tax	0 %	\$0.00
Total Material Costs		\$1,540.09

Labor Hours and Expenses

1) Sub-Contract		\$0.00
2) Mechanical	8 Hours	\$1,304.00
3) Electrical	0 Hours	\$0.00
4) Technical	0 Hours	\$0.00
5) Project Management	0 Hours	\$0.00
6) Truck Charge	1 Rd. Trips: 202 mi.	\$353.50
7) Other		\$0.00
Total Labor Hours and Cost		\$1,657.50

Grand Total This Quotation **\$3,197.59**

Qty.	Part # & Description	List Price	EMTech	Unit Sell Price @ 20% MU	Extended Price (Adj. \$ X Qty)
1	LC1D09G - Schneider Contactor	N/A	\$ 171.54	\$ 205.85	\$ 205.85
1	LC1D18G - Schneider Contactor	N/A	\$ 236.92	\$ 284.30	\$ 236.92
1	LC1D32G - Schneider Contactor	N/A	\$ 311.94	\$ 374.33	\$ 311.94
1	LC1D25G - Schneider Contactor	N/A	\$ 251.92	\$ 302.30	\$ 251.92
4	LADN11 - Schneider Contact Block	N/A	\$ 37.11	\$ 44.53	\$ 148.44
6	KLDR001 - Littelfuse Fuse	N/A	\$ 19.40	\$ 23.28	\$ 116.40
4	CCMR500 - Littlefuse Fuse	N/A	\$ 18.96	\$ 22.75	\$ 75.84
1	CA7-9 - Sprecher & Schu Contactor	N/A	\$ 78.70	\$ 94.44	\$ 78.70
TOTAL MATERIALS					\$ 1,426.01

Quotation Submitted by :

Jenna Caligaris
 ENERGY MANAGEMENT TECHNOLOGIES

6/9/2023

DATE

Accepted:

PURCHASER DATE