

Hanson, Bill

From: Jeff Robinson [JeffR@northwestcontrol.com]
Sent: Tuesday, September 13, 2011 11:51 AM
To: Hanson, Bill
Subject: HVAC Maintenance Agreement
Attachments: Woodland Public Schools HVAC Maintenance Contract.pdf

Bill,

Here is the Maintenance Agreement per the supplied equipment list. Please review and let me know if this represents the District's needs and requirements. I believe NCC to be the only Contractor who can service the mechanical equipment, Network 8000 system, pneumatic controls, and the Johnson Control System. While price is always a factor in deciding upon a vendor, we believe the service package we are providing is very cost effective and comprehensive in scope. We hope to be a partner with Woodland Public Schools; whereby, NCC will look out for the Districts interests and be part of the team.

Let me know if you have any questions or concerns. Thank you for allowing NCC to opportunity to earn your business.

Take care,

Jeff Robinson

503-656-9205 x104

503-656-7609 fax

503-793-2344 cell

N.C.C.

NORTHWEST CONTROL COMPANY

8750 S.E. Mcloughlin Blvd Milwaukie Or. 97222 (503) 656-9205 Fax (503) 656-7609

MECHANICAL SYSTEM SERVICES

NCC will maintain the systems described in the attached List of Maintained Equipment.

Scheduled Preventive Maintenance inspections will be performed during normal working hours on the following schedule:

Maintenance intervals will be performed Tri-annually (Winter, Spring, End of Summer)

PREVENTIVE MAINTENANCE

Woodland Public Schools has 312 hours to performed for the Mechanical Maintenance at the Four Covered Schools. The remaining 68 hours of Flex time will be used towards the Barber Colman, Pneumatic, and Johnson Control Systems. In all cases, Woodland School District may re-direct NCC to perform other duties.

Preventive Maintenance will include specialized equipment oriented routines designed to keep your equipment running at a high level of efficiency and dependability to include the following:

Checking and verifying performance of all covered equipment and components in accordance with Manufacturer's specifications, original design criteria and proper maintenance practice.

Examination, lubrication, adjustment and calibration of all covered equipment and components including, but not limited to: belts, bearings, blowdown valves, boiler operating and safety equipment, burner flame safeguard equipment, capacity and safety devices, check valves, condensate pumps, coils, control flow timers, gas burners, gas burner controls, gas pressure regulators, hand valves, humidifiers, ignition transformers, motors, motor starters, pressure controls, pumps, refrigeration controls, refrigeration compressors, refrigeration condensing units, refrigerant filter driers, refrigerant piping, relays, solenoid valves, strainers and thermal expansion valves.

EMERGENCY SERVICE

Emergency call(s) included

Emergency call(s) not included (Available Flex hours may be used)

REPLACEMENT OF WORN PARTS OR COMPONENTS

At NCC expense

At Client expense after District approval

Hanson, Bill

From: Jeff Robinson [JeffR@northwestcontrol.com]
Sent: Tuesday, September 13, 2011 11:51 AM
To: Hanson, Bill
Subject: HVAC Maintenance Agreement
Attachments: Woodland Public Schools HVAC Maintenance Contract.pdf

Bill,
Here is the Maintenance Agreement per the supplied equipment list. Please review and let me know if this represents the District's needs and requirements. I believe NCC to be the only Contractor who can service the mechanical equipment, Network 8000 system, pneumatic controls, and the Johnson Control System. While price is always a factor in deciding upon a vendor, we believe the service package we are providing is very cost effective and comprehensive in scope. We hope to be a partner with Woodland Public Schools; whereby, NCC will look out for the District's interests and be part of the team.

Let me know if you have any questions or concerns. Thank you for allowing NCC to opportunity to earn your business.

Take care,

Jeff Robinson

503-656-9205 x104

503-656-7609 fax

503-793-2344 cell

N.C.C.

NORTHWEST CONTROL COMPANY

8750 S.E. McLoughlin Blvd Milwaukie Or. 97222 (503) 656-9205 Fax (503) 656-7609

MECHANICAL SYSTEM SERVICES

NCC will maintain the systems described in the attached List of Maintained Equipment.

Scheduled Preventive Maintenance inspections will be performed during normal working hours on the following schedule:

Maintenance intervals will be performed Tri-annually (Winter, Spring, End of Summer)

PREVENTIVE MAINTENANCE

Woodland Public Schools has 312 hours to performed for the Mechanical Maintenance at the Four Covered Schools. The remaining 68 hours of Flex time will be used towards the Barber Colman, Pneumatic, and Johnson Control Systems. In all cases, Woodland School District may re-direct NCC to perform other duties.

Preventive Maintenance will include specialized equipment oriented routines designed to keep your equipment running at a high level of efficiency and dependability to include the following:

Checking and verifying performance of all covered equipment and components in accordance with Manufacturer's specifications, original design criteria and proper maintenance practice.

Examination, lubrication, adjustment and calibration of all covered equipment and components including, but not limited to: belts, bearings, blowdown valves, boiler operating and safety equipment, burner flame safeguard equipment, capacity and safety devices, check valves, condensate pumps, coils, control flow timers, gas burners, gas burner controls, gas pressure regulators, hand valves, humidifiers, ignition transformers, motors, motor starters, pressure controls, pumps, refrigeration controls, refrigeration compressors, refrigeration condensing units, refrigerant filter driers, refrigerant piping, relays, solenoid valves, strainers and thermal expansion valves.

EMERGENCY SERVICE

Emergency call(s) included

Emergency call(s) not included (Available Flex hours may be used)

REPLACEMENT OF WORN PARTS OR COMPONENTS

At NCC expense

At Client expense after District approval

Woodland School District Equipment List

Woodland High School / Middle School

Network 8K Control System

Equipment	Size	Quantity	Manufacturer	Model / Serial No.
Air Handler Units		16	York	F3E Series
Cabinet Unit Heater		6	N/A	N/A
Fan Coil Unit		2	N/A	N/A
Fan Powered Induction Unit		16	Tempmaster	HVFBEZ
Gas Furnace		53	Trane	TUCO Series
Split A/C units added to Trane TUCOs		3		
RTU		1	Trane	
Gas Furnace		10	Reznor	
Gas Unit Heaters		2	N/A	N/A
Heat Recovery Unit		5	American Energy Exchange	DV Series
Hot Water Heaters		3	AO Smith / Polaris	BTC / WHD Series
Hot Water Unit Heaters		7	N/A	N/A
Package Units on Portables		13		
Make-up Air Unit		1	York	CS Series

Woodland Elementary School

Temperature Control System

Equipment	Size	Quantity	Manufacturer	Model / Serial No.
Packaged Rooftop Multizone Units		2	Four Seasons	6MZK28-0302-DN50-12SE
Packaged Rooftop A/C with Electric Heat		1	Lennox	CHA8-513-4L
Package VAV AHU		2	McQuay	RPS036BY
VAV Terminal Boxes w/Reheat		13	Envirotec	N/A
Air Handler Units		6	Pace	A12F, A16F & B15F
Electric Boiler		2	Carn Industries	20HW
Package Units on Portables		12		
Gas Furnace		3	Reznor	
Pneumatic Temperature Controls		Lot	Various	N/A

Woodland Intermediate School

Johnson Control System

Equipment	Size	Quantity	Manufacturer	Model / Serial No.
Fan Coil Unit		1		
Exhaust Fans		23		
Condensing Units		3		
Make-up Air Unit		1		
Air Handler Units		7		
Heating Coils		7		
Hot Water Pumps		2		
Electric Heat		2		
Cabinet Unit Ventilators		23		
Boilers and Loop Pump		4		

TERMS AND CONDITIONS

GENERAL PROVISIONS:

NCC's obligation under this agreement is to provide a quality service as provided in this agreement.

The client will provide reasonable means of access to all equipment covered by this agreement. NCC will be free to start and stop all primary equipment incidentals to the operation of the mechanical system(s) as arranged with the client's representative.

All non-emergency services under this agreement will be performed during the normal working hours of NCC's normal working days.

In addition to the price set forth, the client agrees to pay any present and future or any other governmental charges now or hereafter imposed by existing or future laws with respect to transfer, use ownership, or possession of the equipment of services covered by this agreement.

Any re

LIMITATION OF LIABILITY

It is agreed that, in providing the system or services included in this agreement, NCC is not an insurer, and does not guarantee that no damage or injury to persons or property will occur.

NCC's responsibility for damage or injury to persons or property that may be caused by or arise through furnishing, installing, maintaining, servicing, monitoring or performing any obligation under the agreement will be limited only to losses proximately caused by NCC's negligence. IN NO EVENT WILL WE BE LIABLE FOR INDIRECT, CONSEQUENTIAL, SPECIAL, SPECULATIVE OR REMOTE DAMAGES.

NCC will not be liable for damages caused by delay in installation or interrupted service due to fire, flood, corrosive substances in the air, strike, lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of God or any other cause beyond NCC's reasonable control.

N.C.C.

NORTHWEST CONTROL COMPANY, INC.

PO Box 22919 8750 SE McLoughlin Blvd Milwaukie, OR 97269
Phone: (503) 656-9205 Fax: (503) 656-7609 CCB # 54300

Date: 09-12-2011

By and between:

NORTHWEST CONTROL COMPANY and
8750 SE McLoughlin Blvd
PO Box 22919
Milwaukie, OR 97269

Woodland Public Schools
800 Third Street
Woodland, Washington 98674

Services will be provided at the following location(s): High School, Middle School, Intermediate School, and Primary School

NCC shall perform according to the terms and conditions as shown on the pages, which are attached and listed below:

Type of Service: **Tri-Annual Preventive Maintenance**

Price: **\$42,275.00 (Forty Two Thousand Two Hundred Seventy Five and 00/xx dollars) This will be billed Tri-annually at \$14,091.66 each and will be effective October 19, 2011.**

The term of this agreement will begin on the date indicated above for an initial term of one year and continue year to year thereafter until terminated. Either party may terminate this agreement by giving written notice thirty (30) days prior to the then-current term.

This agreement and the pages attached shall constitute the entire agreement between us, which is subject to management approval and continuance of credit approval. No waiver, change or modification of any terms or conditions on this agreement shall be binding on NCC unless made in writing and signed by an officer or authorized manager of NCC.

NORTHWEST CONTROL COMPANY, INC

Woodland Public Schools


Title Acct. Executive

Title _____

Date 9-12-11

Date _____