

# ALLIANT SYSTEMS

April 6, 2015

City of Camas  
1620 SE Eighth Ave  
Camas, WA 98607

We are committed to providing comfortable, healthy buildings that perform efficiently and responsibly. Our professionals apply their knowledge and employ all current technologies to determine the most viable solutions; they have the training and certification to evaluate systems for their suitability with regard for cost, operation, and environmental considerations.

## **Contract Services**

Alliant maintains service contracts for a broad base of systems, from rooftop package units to central plants. Preventive maintenance service contracts ensure that systems are operating as efficiently as possible at all times which translates into cost savings. Our technicians are well trained to troubleshoot, and repair all types of mechanical or plumbing systems.

## **Design Build**

The unique culture of Alliant Systems allows for seamlessly integrated, extremely collaborative design development and construction coordination. Knowledge, experience, ingenuity and resource efficiency guide our planning and design; open dialog, logical processes, tight feedback loops, and quick response optimize efficiency throughout the critical path of construction.

## **Engineering**

Alliant Systems team of in-house professional engineers provides complete project continuity throughout the critical path of engineering and constructing HVAC systems. Alliant's engineering staff works directly with facility owners, developers and project design teams to identify project scope, establish design criteria, and ultimately provide construction administration. Always mindful of cost and performance over the life of a building, Alliant has longstanding credentials to ensure building owners of a quality, finished product.

## **Energy Services**

Alliant Systems Energy Services is aimed at helping building owners and managers lower their operating costs, particularly in the area of energy. We are uniquely positioned to help building owners and managers understand and then realize the best opportunities for energy cost savings.

## **Warranties**

Alliant-Systems will provide a one year warranty on all repairs for the mechanical systems being maintained by Alliant-Systems that are included in our service agreement.

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## CUSTOMIZED SERVICE PROGRAM

Under our CUSTOMIZED SERVICE PROGRAM, Alliant Systems shall provide the CUSTOMER with a professional preventive and predictive maintenance service program as agreed upon (see details on page 6) with the customer. This program begins with a detailed equipment inventory by component. This inventory is entered into our computer data base and a maintenance tasking is generated as recommended by the equipment manufacturer. The program is customized to meet the CUSTOMER'S individual requirements that take into consideration: Alliant System's technical expertise, equipment type and criticality, facility demands in run time and internal processes, budgetary constraints, and tenant expectations. Included in the program for the attached Inventory of Equipment is the following:

### PRELIMINARY SYSTEM OPERATIONAL ANALYSIS

Travel and jobsite labor including vehicle and living expenses necessary to test existing operation and performance characteristics of the equipment. Inspections in the form of non-destructive testing, vibration and noise monitoring, chemical analysis as well as routine visual inspections will be performed to ensure that the system(s) are in proper operating condition and to identify any potential system(s) failures. As customized for your system(s) the following inspections typify these services as applicable:

#### **VISUAL INSPECTION**

- Fan assemblies
- Belts and sheaves
- Motor mounts & vibration pads
- Electrical connections & contactors
- Heating & cooling coils
- Filter media & racks
- Sight glass condition
- Bearings
- Spray nozzles & pans
- Igniter & flame assembly
- Heat exchangers
- Compressor sections
- Condensing sections
- Heating sections
- Humidifiers & strainers
- Seals & packaging
- Condensate drains & pans
- Flame composition
- Crankcase heaters

#### **PHYSICALLY CHECK AND/OR TEST**

- Lubrication requirements
- Oil sump, heaters & temperatures
- Starter operation
- Water flows
- Alignment on couplings
- Motor operating conditions
- Suction & discharge pressures
- Flow switch operation
- Control interlocks
- Flue stack assembly
- Damper operation
- External interlocks
- Motor voltage & amperages
- Refrigerant charges
- System(s) leaks
- Oil & fluid levels
- Pressure & temperatures
- Outside air intakes
- Refrigerant pump down

# ALLIANT SYSTEMS

## CUSTOMIZED SERVICE PROGRAM

### PREDICTIVE AND PREVENTIVE MAINTENANCE

#### Inclusions

Travel and jobsite labor including vehicle and living expenses necessary for work completion. Preventive Maintenance working in tandem with Predictive Maintenance is performed to detect early signs of deteriorating performance and to predict potential system failure. These services diagnose and solve equipment problems often before they occur. Preventive Maintenance is performed at an agreed upon interval and is scheduled with little or no equipment downtime. The primary objective is aimed at providing system durability, reliability, efficiency, and safety. As customized for your system and budget needs, the following tasks typify these services as applicable and agreed upon.

#### **CALIBRATION**

- Temperature controls
- Operating & safety controls
- Humidity & pressure controls
- Transmitter & receiver gauges
- Economizer controls

#### **SECURE AND TIGHTEN**

- Motor terminals
- Control terminals
- Piping clamps
- Line fittings
- Mounting hardware
- Electrical connections
- Equipment panels
- Motor mounts
- Vibration pad nuts & bolts
- Damper sections

#### **ADJUSTMENT**

- Refrigerant charge
- Purge system(s)
- Superheat
- Damper & valve linkages
- Unloaders
- Belt tension
- Fan RPM
- Chemical feed equipment
- Gas pressure regulators
- Combustion air ratio
- Set points
- Igniter & flame rod assembly
- Sump floats

#### **CLEANING**

- Control devices
- Electrical contactors
- Condenser coils
- Fan blades & impellers
- Pilot & burner orifices
- Heat exchangers
- Igniters
- Chiller & boiler tubes
- Tower basins
- Sumps & floats
- Baffles & fill
- Nozzles & passages

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## ALIGNMENT

- Open drive couplings
- Belt sheaves
- Pulleys
- Coil fins
- Belt drives

## PAINTING & SURFACE PREPARATION

As required, to help prevent corrosion & deterioration of exterior equip surfaces

- Equipment areas
- Burner orifices

## VIBRATION

- Damper linkages
- Fan bearings
- Axial vane drives
- Pumps
- Motors



## **CUSTOMIZED SERVICE PROGRAM**

### **PROGRAM ADMINISTRATION**

A complete set of documents will be generated; including maintenance task schedules, material requirements, and any other documentation needed to monitor operating patterns. Alliant Systems will be responsible for the administration of all aspects of the service provided under this agreement, when necessary we will present recommendations for repairs or contract addendums to ensure system reliability and better meet your service needs. Detailed Service and/or Maintenance Reports will be left with CUSTOMER after every service visit. Alliant Systems will act on CUSTOMER'S behalf to provide any documentation the EPA may require regarding compliance to the Clean Air Act.

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## SERVICE PROGRAM FOR CITY OF CAMAS

Unit Number	Equipment Description	General Tasks	Inspections per year / Frequency
	Package Units/Split Systems/Heat Pumps	Preventative Maintenance Filter Change Belt Change Coil Cleaner	4x 4x 1x 1x
	Chiller	Large Annual Maintenance (Spring) Preventative Maintenance Oil Analysis	1x 1x 1x
	Boilers	Large Annual Maintenance (Fall) Gas Analyzer	1x 1x
	Pumps	Preventative Maintenance	2x
	Exhaust Fans	Preventative Maintenance	2x
	Thermostats	Check and calibrate if necessary	4x

# ALLIANT SYSTEMS

## INVENTORY OF EQUIPMENT

The following equipment/system(s) shall be covered as previously described under the Service Program.

Qty I.D.	Manufacturer	Description Coils	Model Number Filters	Serial Number Belts	Location
CU 1	LENNOX	CONDENSING UNIT YES	NO	NO	OPERATIONS CENTER
AHU 1	LENNOX	AIR HANDLER NO	YES	NO	OPERATIONS CENTER
CU 2	LENNOX	CONDENSING UNIT YES	NO	NO	OPERATIONS CENTER
AHU 2	LENNOX	AIR HANDLER NO	YES	NO	OPERATIONS CENTER
CU 3	LENNOX	CONDENSING UNIT YES	NO	NO	OPERATIONS CENTER
AHU 3	LENNOX	AIR HANDLER NO	YES	NO	OPERATIONS CENTER
EF 1-6		EXHAUST FANS			OPERATIONS CENTER
DF 1		DUCT FAN			OPERATIONS CENTER
RTU 1	SEASONS 4	PACKAGE UNIT YES	YES	YES	POLICE STATION
RTU 2	SEASONS 5	PACKAGE UNIT YES	YES	YES	POLICE STATION
EF 1-5		EXHAUST FANS			POLICE STATION
CHR 1	MCQUAY	CHILLER YES	NO	NO	LIBRARY
HWB 1	WEIL MCCLAIN	HOT WATER BOILER NO	NO	NO	LIBRARY

# ALLIANT SYSTEMS

HWB 2	WEIL MCCLAIN	HOT WATER BOILER				LIBRARY
		NO	NO	NO		
AHU 1	MCQUAY	AIR HANDLER				LIBRARY
		YES	YES	YES		
AHU 2	MCQUAY	AIR HANDLER				LIBRARY
		YES	YES	YES		
AHU 3	MCQUAY	AIR HANDLER				LIBRARY
		YES	YES	YES		
AHU 4	MCQUAY	AIR HANDLER				LIBRARY
		YES	YES	YES		
AHU 5	MCQUAY	AIR HANDLER				LIBRARY
		YES	YES	YES		
RTU 1	TRANE	ROOF TOP UNIT				WASTE WATER TREATMENT PLANT
		YES	YES	NO		
CU 1	LENNOX	CONDENSING UNIT				LODGE
		YES	NO	NO		
AHU 1	LENNOX	AIR HANDLER				LODGE
		NO	YES	NO		
CU 2	LENNOX	CONDENSING UNIT				LODGE
		YES	NO	NO		
AHU 2	LENNOX	AIR HANDLER				LODGE
		NO	YES	NO		
CU 3	LENNOX	CONDENSING UNIT				LODGE
		YES	NO	NO		
AHU 3	LENNOX	AIR HANDLER				LODGE
		NO	YES	NO		
CU 4	LENNOX	CONDENSING UNIT				LODGE
		YES	NO	NO		
AHU 4	LENNOX	AIR HANDLER				LODGE
		NO	YES	NO		
CU 1		CONDENSING UNIT				FIRE DEPT 42
		YES	NO	NO		
AHU 1		AIR HANDLER				FIRE DEPT 42



# ALLIANT SYSTEMS

		NO	YES	NO	
CU 2	CONDENSING UNIT				FIRE DEPT 42
	YES		NO	NO	
AHU 2	AIR HANDLER				FIRE DEPT 42
	NO		YES	NO	
CU 3	CONDENSING UNIT				FIRE DEPT 42
	YES		NO	NO	
AHU 3	AIR HANDLER				FIRE DEPT 42
	NO		YES	NO	
WU	WINDOW UNIT				FIRE DEPT 42
	YES		NO	NO	
BARD	BARD WALL UNIT				OPS BUILDING
	YES		YES	NO	
CU 1	CONDENSING UNIT				COMMUNITY CENTER
	YES		NO	NO	
AHU 1	AIR HANDLER				COMMUNITY CENTER
	NO		YES	NO	
CU 2	CONDENSING UNIT				COMMUNITY CENTER
	YES		NO	NO	
AHU 2	AIR HANDLER				COMMUNITY CENTER
	NO		YES	NO	
CU 3	CONDENSING UNIT				COMMUNITY CENTER
	YES		NO	NO	
AHU 3	AIR HANDLER				COMMUNITY CENTER
	NO		YES	NO	
BARD	BARD WALL UNIT				CEMETERY
	YES		YES	NO	
WHP 1	WATER HEAT PUMP				FIRE DEPT
	NO		YES	NO	
WHP 2	WATER HEAT PUMP				FIRE DEPT
	NO		YES	NO	
WHP 3	WATER HEAT PUMP				FIRE DEPT
	NO		YES	NO	

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WHP 4	WATER HEAT PUMP	NO	YES	NO	FIRE DEPT
EF 1-2	EXHAUST FANS	NO	NO	YES	FIRE DEPT
UV	UNIT VENTILATOR	NO	YES	NO	FIRE DEPT
HWB	HOT WATER BOILER	NO	NO	NO	CITY HALL
WHP 1	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 2	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 3	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 4	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 5	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 6	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 7	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 8	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 9	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 10	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 11	WATER HEAT PUMP	NO	YES	NO	CITY HALL
WHP 12	WATER HEAT PUMP	NO	YES	NO	CITY HALL
	WATER HEAT PUMP				CITY HALL

# ALLIANT SYSTEMS

WHP 13	NO	YES	NO	
CT 1	COOLING TOWER			CITY HALL
	NO	NO	YES	
P 1-2	CIRC PUMPS			CITY HALL
	NO	NO	NO	
RTU 1	ROOF TOP UNIT			CITY HALL
	YES	YES	YES	
EF 1	EXHAUST FAN			CITY HALL
	NO	NO	YES	

# ALLIANT SYSTEMS

## CUSTOMIZED SERVICE AGREEMENT

BY AND BETWEEN:

Alliant Systems  
1600 NW 167<sup>th</sup> Place, Suite 330  
Beaverton, OR 97006

City of Camas  
1620 SE 8<sup>th</sup> Ave  
Camas, WA 98607

AND

SERVICES WILL BE PROVIDED AT THE FOLLOWING LOCATION(S):

**City of Camas Buildings**

The Service Program scope, equipment inventory, and attached supplements constitute the rights and obligations of both CUSTOMER and Alliant Systems. This agreement is subject to the General Conditions on the next page.

### CUSTOMIZED SERVICE PROGRAM

Agreement coverage will commence on \_\_\_\_\_, 2015

The total Service Agreement price is **\$24,599.00**, and is payable **\$6,149.75 per quarter** in advance beginning on the effective date of \_\_\_\_\_, 2015

This proposal will become a binding Agreement only after acceptance by CUSTOMER and approval by an officer of Alliant Systems as evidenced by their signatures below. This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Alliant Systems, which is not expressed herein. This annual Agreement shall continue in effect from year to year unless either party provides thirty (30) days or greater written notice.

#### Alliant Systems

#### Customer

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Authorized Representative

Jared Fisher

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Service Sales Manager

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



## CUSTOMIZED SERVICE PROGRAM TERMS AND CONDITIONS

- 1) Customer shall allow only Alliant Systems designated personnel to perform the scope of work included in the Agreement. Customer shall allow access to areas and permit Alliant Systems to start and stop the equipment as mutually scheduled. All planned work under the Agreement will be performed during Alliant Systems' normal working hours unless specifically stated otherwise herein.
- 2) Customer will pay invoices within thirty days. Should payments exceed sixty days, then Alliant Systems may stop all work under this Agreement and/or cancel the Agreement, and the entire Agreement price shall become due and payable.
- 3) The annual Agreement price is subject to adjustment on each renewal commencement after the initial term to reflect industry increases in labor, material and related costs. Any extra work, including trouble calls made at Customers request that indicate a condition which is not covered by the Agreement, will become an extra charge over the annual Agreement price.
- 4) Alliant Systems is not responsible for loss or damage caused by unavailability of equipment, components or material for whatever reasons, including forces of nature, inaccessibility to premises, negligence by Customer or others, inadequate system design, vandalism or other causes beyond Alliant Systems control.
- 5) This Agreement does not cover repairs or replacement of items normally non-maintainable such as main power service, electrical conduit and wiring, heat exchangers, cabinets, storage tanks, tube bundles, ductwork, piping, coils, boiler shell, and structural supports. Alliant Systems is not required to move or modify in any way the building structure or any part thereof in order to carry out the Agreement.
- 6) Alliant Systems is not responsible for design of the system, obsolescence, safety tests directed or required by any agency, company, person or organization, removal and reinstallation of valve bodies and dampers, repair or replacement necessitated by freezing weather, inadequate electrical power or failure, burned-out main or branch fuses, low water pressure; selection of domestic hot water temperatures, vandalism, misuse or abuse of system(s), negligence of Customer or others, requirements of governmental, regulatory or insurance agencies, or other causes beyond Alliant Systems control unless specifically stated otherwise herein.
- 7) Both parties shall seek to avoid litigation. In the event legal action is commenced by either party concerning the terms, conditions, or performance of this Agreement, then the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs.
- 8) Limited Warranty: Alliant Systems warrants that the work performed hereunder shall be done in a workmanlike manner and shall be of workmanlike quality. If Alliant Systems defaults under this agreement, Alliant Systems liability shall be limited solely to repair or replacement, at Alliant Systems option. Alliant Systems has not given any other expressed or implied warranty, including any implied warranty of merchantability or fitness for a particular purpose. Alliant Systems liability depends upon proper operation and maintenance by Customer. Alliant Systems is not liable if the defect or failure is caused, or contributed to, by accident, alteration or abuse by Customer or others. Alliant Systems liability does not extend beyond the termination date of this Agreement. Alliant Systems shall not be responsible, under any legal theory, for loss of profit or use, claims from Customer's clients, or any special, indirect or consequential damages. In the event of any conflict between the provisions of this Addition and the Agreement, then the terms as set forth within this Addition shall control.
- 9) To the fullest extent permitted by law, Customer shall indemnify and hold harmless Alliant Systems, its agents and employees from and against all claims, damages, losses and expenses (including, but not limited to, attorney's fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission by Customer, or anyone for whose acts Customer may be liable regardless of whether it is caused in part by the negligence of Alliant Systems. In the event of any conflict between the provisions of this Addition and the Agreement, then the terms as set forth within this Addition shall control.
- 10) Alliant Systems responsibility under this agreement does not include the identification, removal or abatement of asbestos or other hazardous substances. In the event such products or substances are encountered, Alliant Systems obligation shall be limited to informing Customer of the possible existence of such materials. In accordance with OSHA Hazard Communication Standard Regulations, Customer shall provide Alliant Systems all relevant Material Safety Data Sheets (MSDS).

## **Addition to Alliant Systems Customized Service Agreement**

In the event of any conflict between the provisions of this Addition and Agreement, then the terms as set forth within this Additional shall control.

The Contractor shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City of Camas.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

The Contractor is obligated to pay Prevailing Wages as determined by the Washington State Department of Labor and Industries Prevailing Wages, Rates for Clark County effective at the time of execution of this Agreement. Furthermore, the Contractor shall pay Prevailing Wages effective on the date of execution of any Annual Renewal Agreements.

A filing and approval of an *Intent to Pay Prevailing Wages* and, at the conclusion of the annual agreement, an *Affidavit of Wages Paid* shall be completed and approved for the Contractor and all Subcontractors through the Washington State Department of Labor and Industries.

The Contractor shall certify that they are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any State or Federal department or agency.

The Contractor shall not propose or contract with any person or entity that is currently debarred, suspended, and ineligible contractors and grantees.

As provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987, the contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, religion, sex or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment.

It is further provided that no liability shall attach to the City of Camas by reason of entering into this contract, except as provided herein.