



TIMBERLINE

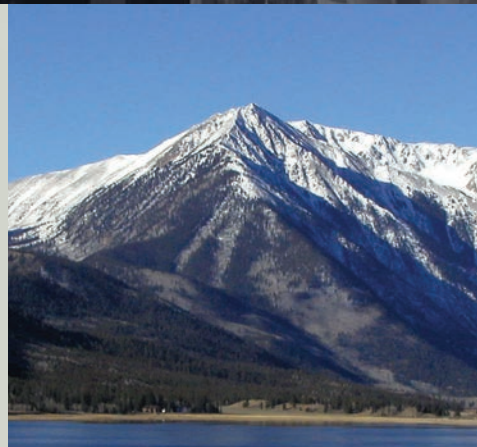
MECHANICAL
INTELLIGENT SOLUTIONS

Preventive Maintenance • Service • Special Projects



“Timberline Mechanical has repeatedly proven its expertise in new construction, engineering and design services, and in defining and implementing our strategic energy management plans.”

Sam Cohen, Assistant Vice President of Facilities & Security, Elevations Credit Union



At Timberline Mechanical, we are dedicated to providing the intelligent solutions necessary to keep your HVACR equipment running at its peak performance. Whether it is responsive service, a preventive maintenance program or special project work, we provide HVACR solutions that ensure your facility needs are met. You can focus on your business while we keep your HVACR equipment running smoothly.

Since we formed in 2003, we have earned a reputation for being the Colorado Front Range experts in intelligent commercial and industrial HVACR solutions. This reputation has helped us grow and is the reason we are hired by an increasing number of business owners, property managers, facility managers and general contractors.

At Timberline, our culture demands excellence in all areas of the business and defines every aspect of our company, from the inner office to the front lines. Most importantly, we view ourselves as partners in our customers' success.



PREVENTIVE MAINTENANCE

The key to equipment longevity and lower operating costs is a preventive maintenance program from Timberline Mechanical. We save our clients thousands of dollars every year through this intelligent approach to HVACR.



24/7/365 SERVICE

We are known for our ability to respond quickly, night or day, to assess your service needs and fix things right the first time. We will determine the root cause and reduce or eliminate future HVACR repairs.



SPECIAL PROJECTS

With Timberline's experience and talent, your next big project can be planned intelligently, engineered precisely and installed by the region's best technicians. The result? An HVACR solution that exceeds your expectations.



PREVENTIVE MAINTENANCE

The Key to Reliable HVACR Performance

Our proprietary preventive maintenance program is designed to meet the unique needs of your facility. Beyond basic preventive maintenance, we can provide full maintenance services, or act as an extension of facility maintenance staff.

Preventive maintenance is beneficial for commercial and industrial customers who need consistent temperature control without unplanned downtime in their plants or facilities. Our customers enjoy peace of mind, knowing that whenever possible, repairs will be scheduled and implemented at convenient times, without unnecessary disruptions to their businesses.

Predictive maintenance is an important part of our more in-depth preventive maintenance programs, and is designed to uncover failures before they occur, enabling our technicians and customers to make wise and timely decisions. For example, one inexpensive predictive maintenance tool is oil analysis of refrigeration compressors. This enables our technicians to correct compressor issues before they become catastrophic. Vibration analysis, along with fan balancing, is another predictive maintenance tool that will reduce operational costs by reducing energy consumption and lengthening the life of the entire fan section.

“Timberline helped us reduce our maintenance costs without cutting out any of our critical maintenance tasks. We have a preventive maintenance program that meets our financial constraints.”

Rick Keen, Building Manager, Longmont Clinic



Why Timberline for Your Preventive HVACR Maintenance Needs?

Our *On-Site Log Book* is one key to the success of our preventive maintenance programs. The book contains the preventive maintenance schedule and the custom tasking logs for each month's visit, serving as a blueprint for our technicians to ensure the optimal result will be achieved at the lowest cost. The *On-Site Log Book* is available for our customers' review and can be used as a trend log and troubleshooting aid for service. Benefits include:

- Equipment reliability
- Longer equipment life
- Lower life-cycle cost
- Increased energy efficiency
- Elimination / reduction of down-time
- Predictable budgeting for maintenance

Trend logs, which are part of all our preventive maintenance contracts, give the technician a performance track record for each component.

The log gives our technician the tools to determine when the performance of a component in a piece of equipment is decreasing. This gives the customer and technician time to correct the issue or replace a failing part before it becomes an emergency.

Run: 1/5/2010

Location: East Building - PM Contract
Address: East Building
City: 1925 West Mountain View Ave
State, Zip: Longmont CO 80501
Phone: (000) 000-0000 Ext. 0000

Sublocation: BLDG .25 TT APRIL

Equipment: AHU-3
Service Access- SS

Sublocation: BASEMENT CEILING
AIR HANDLING UNIT

Service Evaporative Coil- SS

- Gather tools and travel to location
- Check coil for cleanliness
- Inspect for refrig. leaks
- Note fin condition
- Inspect expansion valve / Inspect metering dev
- Record Delta T air side
- Clean P-trap

Service Control Panel- SS

- Tighten all terminal connections
- Inspect all relays and contactors
- Record control volts NP(120)
- Record control amps NP(4.5)

Service Direct Drive Supply Fan- SS

- Tighten terminal connections
- Record voltage NP(120)
- Record amps NP(4.0)
- Meg motor windings
- Clean motor of dirt and debris
- Grease motor bearings
- Note condition of motor bearings
- Note condition of blower wheel and housing

Service Economizer- SS

- Tighten set screws
- Lubricate linkage and bearing surface
- Verify opening range
- Inspect Actuator
- Confirm operation
- Clean washable filter

Handwritten notes on the right side of the form include: "Tightened", "oiled", "Good", "Good", "OK", "Cleaned Filter".



SERVICE EXPERTISE

Our service team is the leader in the Boulder area and along Colorado's Front Range. We hire quality HVACR technicians and invest in their ongoing training to build a team that can best serve our customers. We hold in-house training classes and use the latest OEM training resources so when our technicians are at your facility, they are fully equipped to assess your needs and address them with the best solution possible.

We service all makes and models of a wide range of HVACR equipment, including:

- **Direct Expansion (DX) Systems**
- **Variable Air Volume Systems (VAV)**
- **Variable Volume and Temperature Systems (VVT)**
- **Chilled Water Systems**
- **Water and Steam Boiler Systems**
- **Pumps**
- **Packaged Rooftop Equipment**

- **Heat Pumps**
- **Chilled Water Systems**
- **Air Handling Equipment**
- **Ventilation Equipment**
- **Pneumatic and Direct Digital Controls (DDC)**
- **Variable Frequency Drives (VFD)**
- **Cooling Towers**

Our technicians diagnose the immediate problem, and then determine the root cause of the issue. This approach not only deals with the immediate problem, but will eliminate the reoccurrence of the issue. By focusing on the root cause, future HVACR repairs can be reduced or eliminated. Your problem is correctly diagnosed on our first visit to your facility. No expensive guesswork—just intelligent solutions. We understand the importance of timely solutions and have structured our dispatching approach to accomplish this level of response 24/7/365.

“Timberline is a true partner when it comes to adding value and maximizing efficiency at the properties we manage. The upgrades and modifications Timberline recommended and completed have provided energy savings of 10%–15% across our property portfolio.”

Matt McLane, Assistant Property Manager, Transwestern



SPECIAL PROJECTS

Timberline Mechanical's special projects team is committed to delivering intelligent solutions to address your needs. Our engineers take a high-level view to ensure that your HVACR system delivers superior comfort and sustainable, efficient performance over the life of the system. This strategic view ensures that the entire building and all of its systems work together to achieve the common goal.

Seeing What Others Often Miss. Informed By a Continual Source of Data.

Life-cycle cost or total cost of ownership is something that is commonly overlooked by mechanical contractors. The selection of just the right HVACR equipment for the environment in which it operates plays a large part in the sustainability of the system.

Because our special projects team receives continual feedback from the service team on the performance of the equipment we install, as well as other makes and models that we did not install, we can make informed recommendations that lead to a successful result. With our large number of preventive maintenance contracts, we get accurate insight into the best HVACR equipment for any application. Our commitment to deliver systems that have the lowest life-cycle cost possible ensures that the HVACR systems we install will satisfy our customers for years to come.

Quality Installation

Our installing technicians are the key to implementing a quality design and take pride in delivering a professional and high-performance installation. From start to finish, our project manager and technicians work to keep our customers informed.

Our sheet metal fabrication shop makes custom HVACR ducts and fittings, and our fabrication team delivers the highest quality product to meet SMACNA standards.



When you stand above timberline in the Colorado Rocky Mountains, the air is purer. The view is clearer. You look out to the horizon, and you can see the big picture.

At Timberline Mechanical, we take this same elevated view of our customers' HVACR requirements. This perspective enables us to anticipate our customers' comprehensive, long-range needs and propose solutions that create productive, comfortable environments while reducing energy costs, enabling them to receive a higher value in preventive maintenance, service and special projects.

Our intelligent preventive maintenance programs, expert service and special project expertise give our customers the confidence to know that every HVACR investment they make will have a positive return on investment in sustainability, efficiency and reduced total cost of ownership.

This long-range view leads to the long-term relationships we have with our customers; and these partnerships of trust enable our customers to operate more efficiently, invest more in their companies and be more competitive in their markets.



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