



BASSETT
MECHANICAL

▪ CONTRACTING ▪ ENGINEERING ▪ METAL FABRICATING ▪ SERVICE

CITY OF COLUMBUS WASTEWATER TREATMENT PLANT

HVAC PM Service Provider



OVERVIEW



COMPLETE
SOLUTIONS



WHAT WE
HEARD



WHAT WE
FOUND

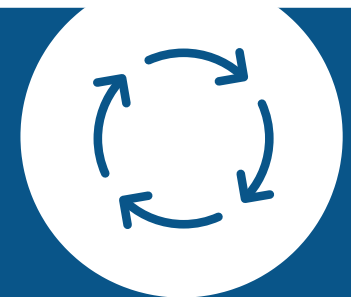


WE CAN
HELP



WHAT
SETS US
APART

COMPLETE SOLUTIONS



HISTORY AND FAMILY OWNERSHIP

Creating Customers for Life® since 1936



1936
3rd generation
family owned.
Founded in 1936



1940-1960
Launched ammonia
refrigeration business.
HVAC engineering started
in 1945. In 1956 Engineers
were added to provide
heavy commercial HVAC
design/build capabilities.



1990's
Moved to 268,000 sq. ft.
manufacturing facility
capable of prefabricating
large-scale units and
preassemblies for easy on-
site installation.

From one man and a
truck to 5 locations
and over 500
associates today.



1970-1990
Sheet metal department added
in 1973 to support HVAC
engineering and industrial vent.
Opened offices in Madison &
Milwaukee, Wisconsin



TODAY
We are your full-service
provider for designing,
fabricating, installing,
controlling, and servicing
your industrial refrigeration,
HVAC, and plumbing
system. Serving customers
from 5 locations across
Wisconsin and Minnesota.



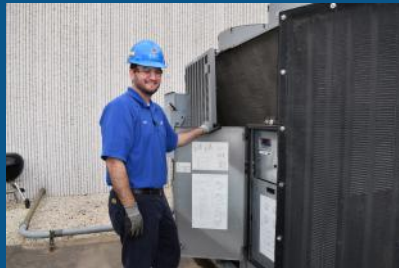
DESIGN. FABRICATE. INSTALL. SERVICE.

Safely bringing ideas to life through responsible design, custom manufacturing and service.



INDUSTRIAL REFRIGERATION

Tap into more than 85 years of experience designing, fabricating, controlling, installing, and servicing industrial refrigeration systems. We have the knowledge to make your project a success.



HVAC

We provide cost-effective, energy-efficient, and safe commercial and industrial HVAC solutions that are completed on-time and customized to your unique facility or process needs.



PLUMBING

From retrofitting an existing system to installing a brand new one, our licensed designers, master plumbers, and skilled trades get the job done right.



HVAC & PLC CONTROLS

Our team of experts design flexible, cost-effective systems based on your needs, provide onsite training and remote support, and maximize your software experience.



METAL FABRICATION

Specializing in unique and custom designs, we have the versatility, expertise, certifications, equipment, and manufacturing facility to bring your project to life.



SERVICE

Customizable maintenance programs and 24-hour emergency service proven to reduce costs, minimize downtime, and extend the life of your equipment.



"Delivering you best in-class service through dedicated people in a safe and timely manner. Each time. Every time."



Safety

- Experience Modification Rate (EMR) Incident Rate .93
- OSHA Incident Rate 3.08



Speed & Response

- On-time preventative maintenance (plan, scheduled & measured)
- Structured tasking
- Assigned technicians
- Tech availability with 5 locations across the State of Wisconsin
- Over 100 Technicians - 6 techs on call 24/7/365



Strong Communication

- Dedicated service coordination team
- Web viewing and service reporting
- C.A.R.E. (Customer Assurance Review and Evaluation)



Expertise & Knowledge

- Fully-trained, experienced technicians
- Certifications: UA Star, RETA, EPA Universal
- 5-year apprenticeship
- Properly equipped 65 vans

WE CAN HELP

establish long-term partnerships in Columbus.

Customer	Years of Partnership
American Packaging Columbus	10 years
Eggers Imprints	2 years
IPC	5 years
Enerpac	11 years



WE CAN HELP

Current Wastewater Treatment Plant Customers

City of Beaver Dam

City of Sun Prairie

City of Janesville

City of Portage

Delafield Hartland

Village of Mukwonago

City of Fond du Lac

Village of Winneconne



WHAT WE HEARD



WHAT WE HEARD

City of Columbus is searching for a new HVAC Service Provider to partner with on the Wastewater Treatment Plant Operations maintenance program.

Looking to manage budget expectations with a pre-planned time and material cost or a Fixed Cost Maintenance Program.

WHAT WE FOUND



WHAT WE FOUND

Aged and expiring equipment



WHAT WE FOUND

Broken or worn belts

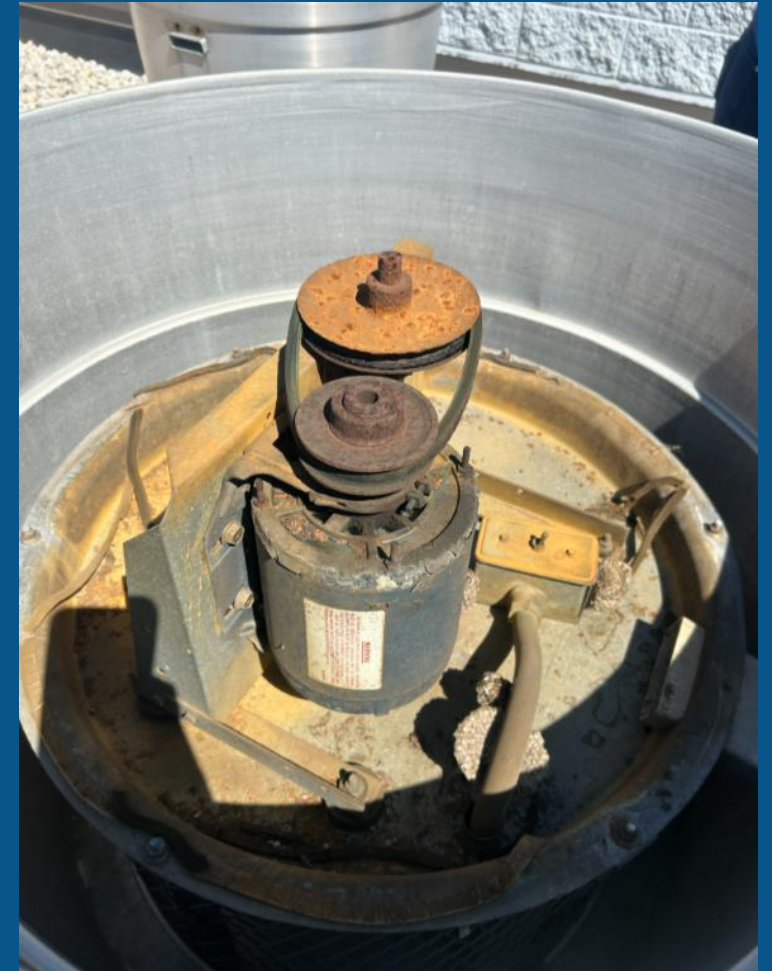


WHAT WE FOUND

Rusting and abandoned units

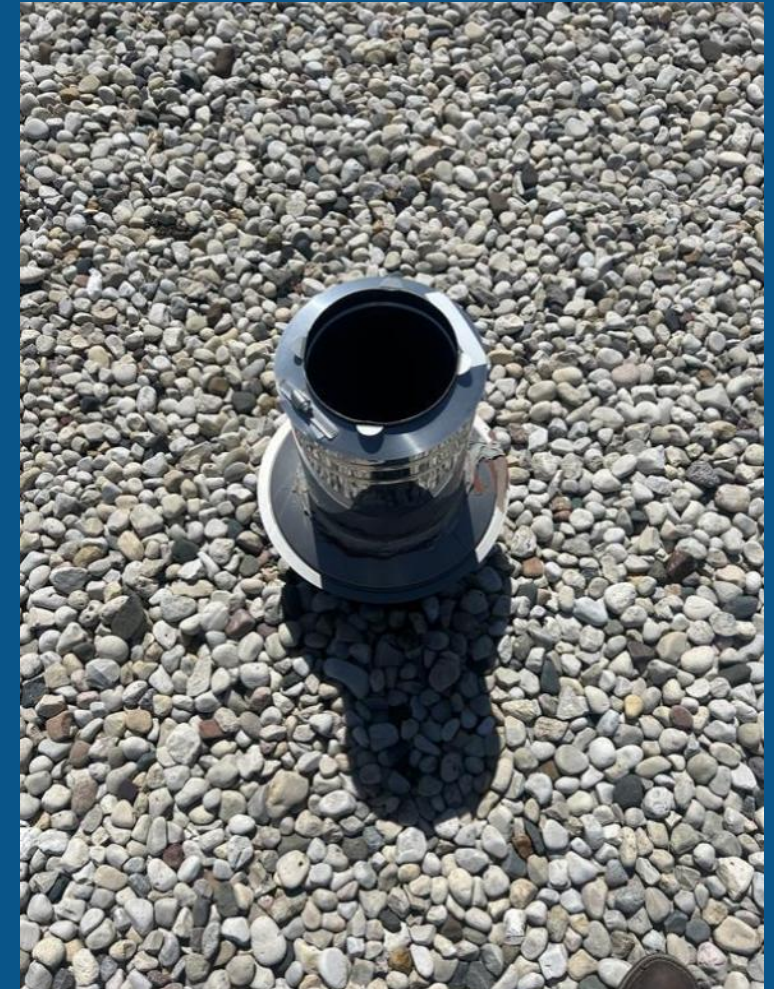


WHAT WE FOUND



WHAT WE FOUND

Missing components

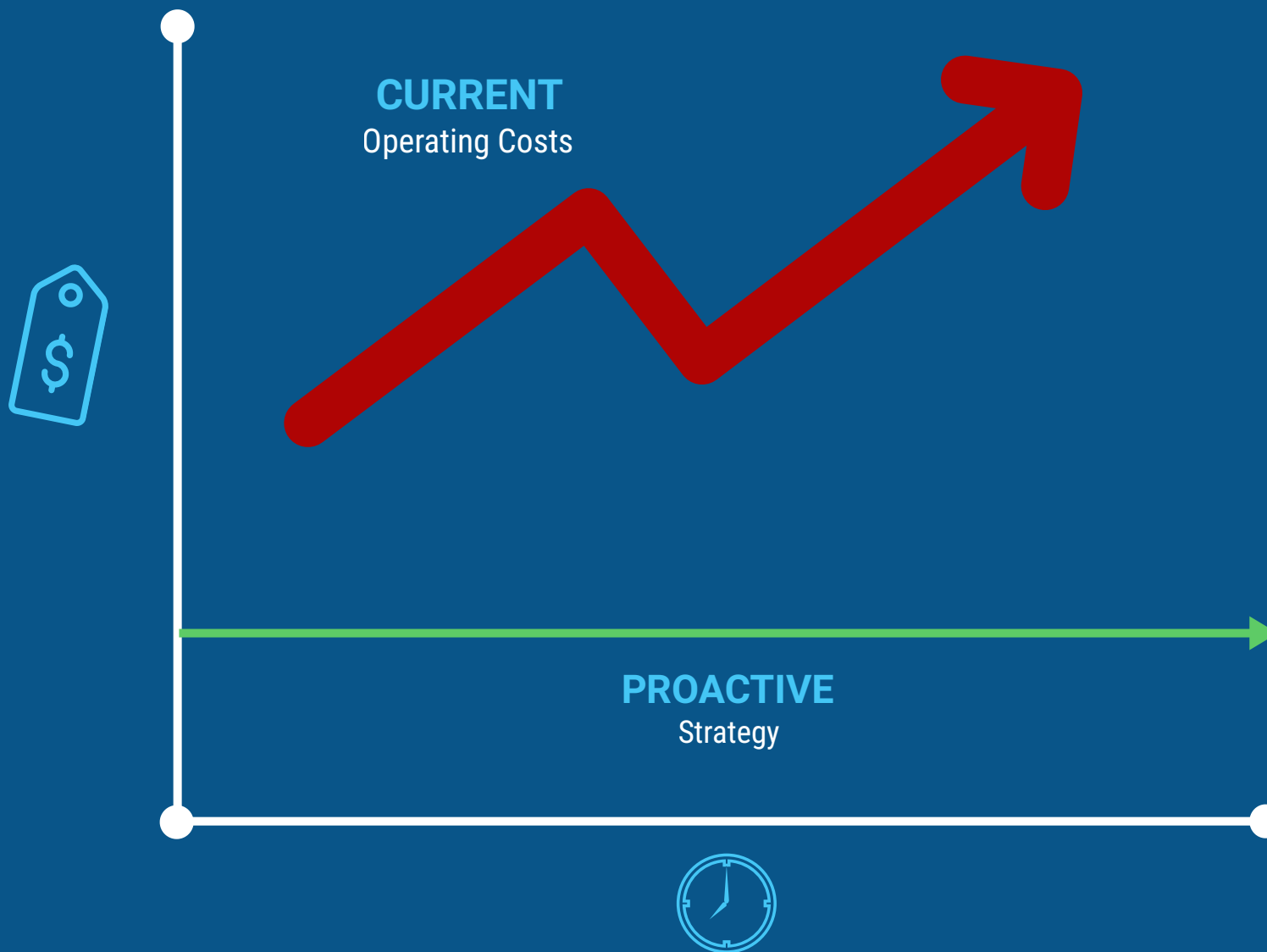


WE CAN HELP



WE CAN HELP

budget unpredictable costs, increase system reliability, and mitigate your risk



Task Detail | History

Equipment Type: PACKAGED RTU GAS HEAT W/ ECON

Primary Month | Secondary Month | Weekly | Daily | Reading Types

PM | Inspection

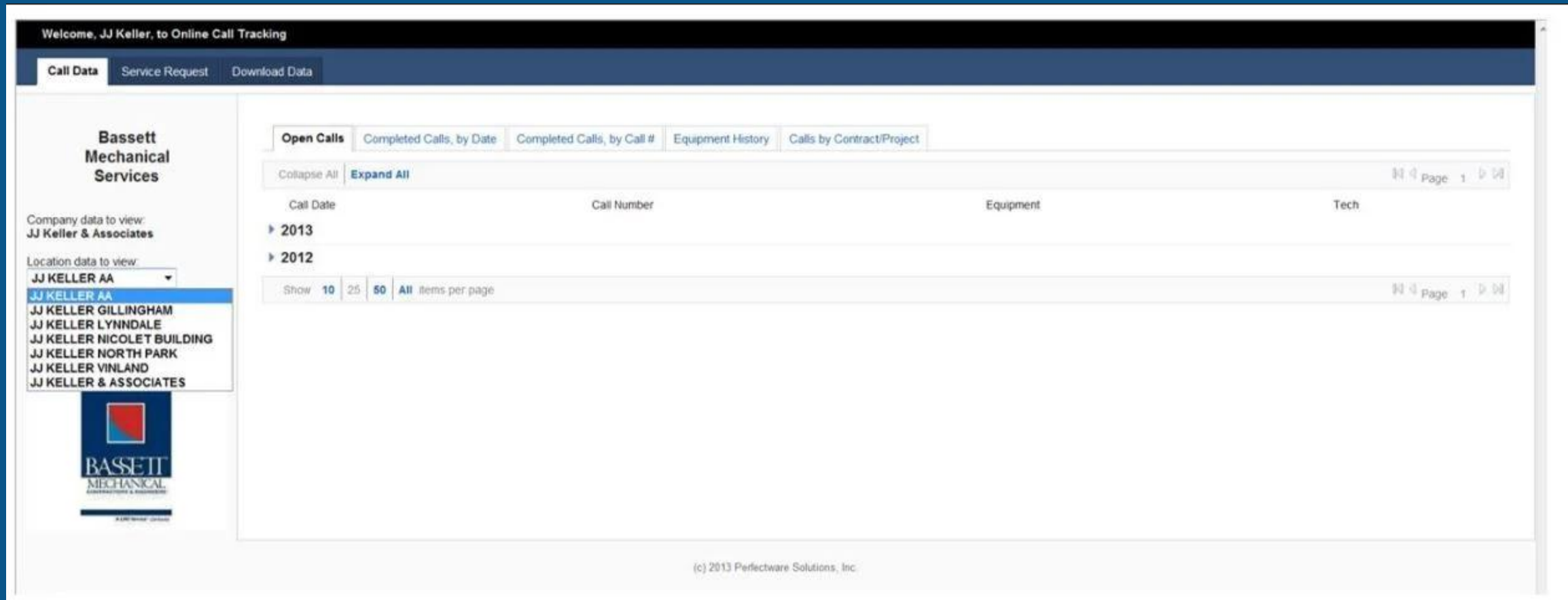
- ☐ Inspect all wiring terminals and connectors for tightness
- ☐ Inspect contactors
- ☐ Check all transformers for proper input/output voltage
- ☐ Sequence test all components
- ☐ Record blower amp draw (3 hp and higher)
- ☐ Check all fans for unusual noise or vibration
- ☐ Lubricate bearings as needed
- ☐ Check belts and bearings and pulleys for wear if applicable
- ☐ Inspect blower wheel housings and brackets - clean as needed
- ☐ Check belts for proper tension and alignment
- ☐ Sequence test economizer operating controls
- ☐ Check and set economizer minimum air
- ☐ Check economizer damper operation
- ☐ Check crankcase heaters if applicable
- ☐ Visually inspect for oil or refrigerant leaks
- ☐ Record ambient temp
- ☐ Record compressor suction pressure- discharge pressure- superheat- sub cooling- operating amps #1 & #2
- ☐ Check the operation of capacity controls if applicable
- ☐ Inspect all coil surfaces - brush as needed
- ☐ Inspect condensate pan and drain - clean as needed
- ☐ Check all unit compartments - clean as needed
- ☐ Inspect air filters and economizer filter
- ☐ Verify proper operation
- ☐ Inspect all wiring terminals and connectors for tightness
- ☐ Inspect contactors
- ☐ Check all transformers for proper input/output voltage
- ☐ Sequence test all components
- ☐ Record blower amp draw (3 hp and higher)
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- ☐ Inspect blower wheel housings and brackets - clean as needed
- ☐ Check belts for proper tension and alignment
- ☐ Sequence test economizer operating controls
- ☐ Check and set economizer minimum air
- ☐ Check economizer damper operation
- ☐ Check crankcase heaters if applicable
- ☐ Inspect draft fan for proper operation
- ☐ Clean burners and pilot assemblies igniters and sensors
- ☐ Check for gas leaks
- ☐ Verify proper operation of all safety controls
- ☐ Sequence test ignition and all related controls
- ☐ Check gas pressures
- ☐ Inspect condensate pan - clean as needed
- ☐ Inspect air filters and economizer filter
- ☐ Verify proper operation

WE CAN HELP with
customized maintenance
tasking.



WE CAN HELP

with Web Viewing. View all your facilities and equipment from one screen.



The screenshot displays the 'Online Call Tracking' web application. At the top, a dark header bar contains the text 'Welcome, JJ Keller, to Online Call Tracking'. Below this, a navigation bar features three tabs: 'Call Data' (selected), 'Service Request', and 'Download Data'. The left sidebar, titled 'Bassett Mechanical Services', includes a section for 'Company data to view: JJ Keller & Associates' and a 'Location data to view:' dropdown menu. The dropdown is open, showing a list of locations: 'JJ KELLER AA' (highlighted), 'JJ KELLER GILLINGHAM', 'JJ KELLER LYNNDAL', 'JJ KELLER NICOLET BUILDING', 'JJ KELLER NORTH PARK', 'JJ KELLER VINLAND', and 'JJ KELLER & ASSOCIATES'. Below the list is the Bassett Mechanical logo. The main content area has a sub-navigation bar with tabs: 'Open Calls' (selected), 'Completed Calls, by Date', 'Completed Calls, by Call #', 'Equipment History', and 'Calls by Contract/Project'. Below these tabs are 'Collapse All' and 'Expand All' buttons, and a 'Page 1' indicator. The main table has columns for 'Call Date', 'Call Number', 'Equipment', and 'Tech'. It shows data for the years 2013 and 2012. At the bottom of the table, there is a 'Show' dropdown set to '10', a '25' option, a '50' option, and a link to 'All items per page'. A 'Page 1' indicator is also present. The footer of the application states '(c) 2013 Perfectware Solutions, Inc.'



WE CAN HELP with Bassett Mechanical's Agreement Kickoff



Start-Up Meeting

Introductions (Dedicated technician, project manager, and service manager)

ISO:9001 First Visit Checklist

Discuss the current condition of the equipment

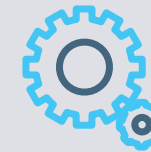


Inventory Management

Verify equipment on-site

Verify filter and belt sizes

Custom labels for equipment accuracy and asset management

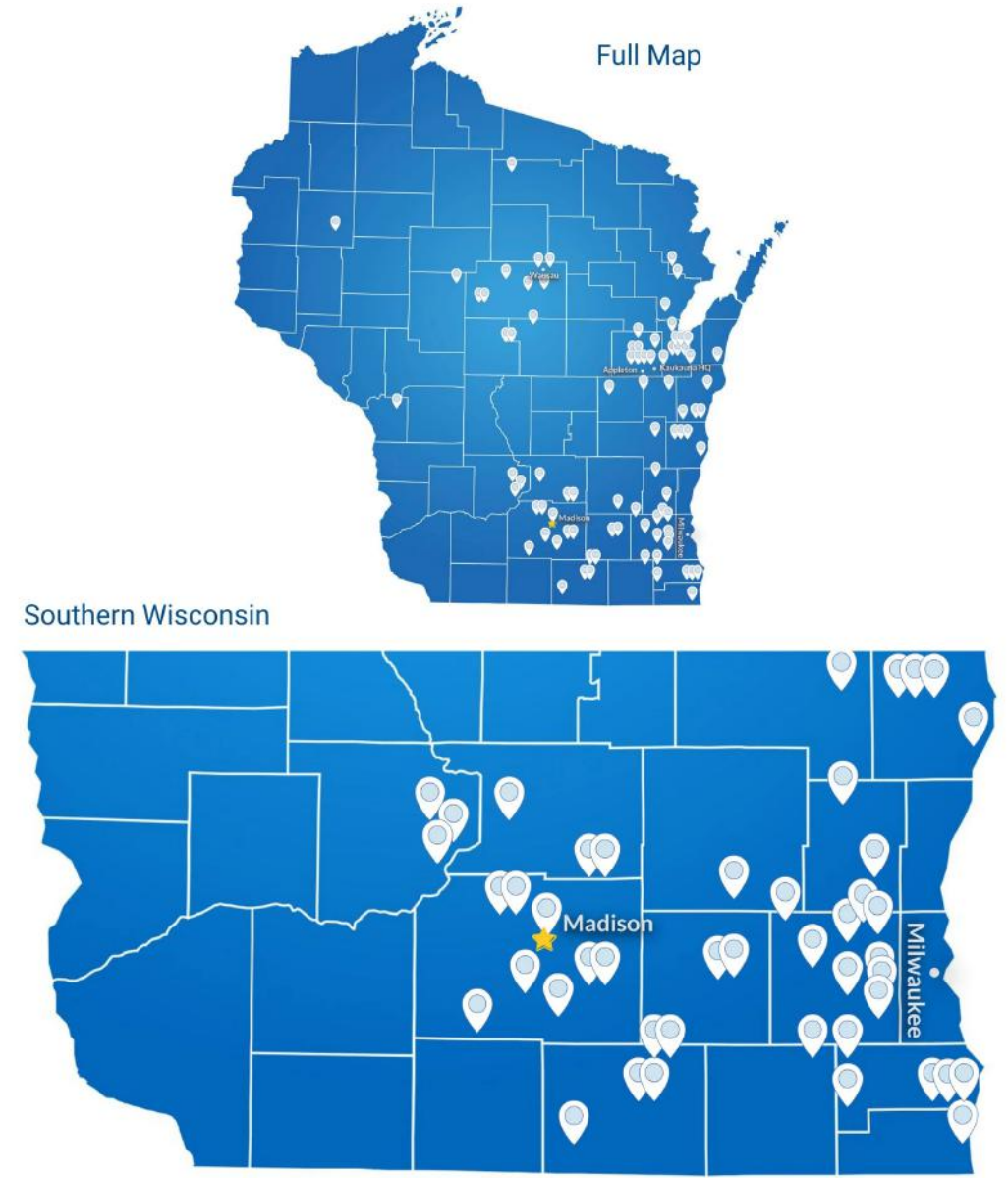


First PM

Completed by supervisor and dedicated technician

WE CAN HELP

by providing 24/7/365 maintenance service with over 100 highly experienced and certified service technicians.







Service Equipment Replacement Plan

Date: April 13, 2018

Enter Company Name

Prepared by: Project Manager's Name

Equipment ID	Current System	Current Condition/Age	Replacement System	Lead Time	Budget Price

Units Replaced:	Year Replaced:

KAUKAUNA, WI (HQ)
1215 Hyland Ave.
Kaukauna, WI 54130

MILWAUKEE, WI
W136 N4829 Campbell Dr.
Menomonee Falls, WI 53051

MADISON, WI
4017 Owl Creek Dr.
Madison, WI 53718

WAUSAU, WI
4403 Stewart Ave., Suite B
Wausau, WI 54401

ROCHESTER, MN
570 High Point Dr. NE
Byron, MN 55920



www.BassettMechanical.com
(800) 236-2500

WE CAN HELP
with an Equipment Replacement
Plan. Work with your dedicated
Project Solutions Representative to
create a long-term replacement
plan for your aging equipment.



WHAT SETS US APART



Services & Items Covered	CPM2	GPM	GPM+	GLP
	Preventive Maintenance Agreements	Full Coverage Agreements		
Equipment Replacement				
Heat Exchangers and Coils				
Maintainable and Moving Parts				
Emergency Service & Trouble Calls				
Repair & Replace Labor				
Preventive Maintenance Labor/Parts				
	Less	Coverage/Protection Level		More
	Reactive	Operating Cost Strategy		Proactive

Our Guaranteed Programs offer complete coverage of movable and maintainable components and parts inside the HVAC equipment.

Typical PM Program VS Bassett Mechanical's

Guaranteed Professional Maintenance Program

Common Issue	Typical	Bassett
Improper P.M.	You Pay	Bassett Pays
Major Repair	You Pay	Bassett Pays
Emergency Service	You Pay	Bassett Pays
Over Looked Problem	You Pay	Bassett Pays
Parts & Materials	You Pay	Bassett Pays
Normal Wear	You Pay	Bassett Pays
Wrong or Inferior Parts	You Pay	Bassett Pays
Equipment Replacement	You Pay	Bassett Pays

- Typical Program - Costs covered by owner
- Bassett Guaranteed Program - Costs covered by Bassett Mechanical

EQUIPMENT COST EXAMPLE

A. Condenser fan motors
• Typical Mechanical
Failure - \$500 - \$1,500

B. Condenser Coil
• Typical Mechanical
Failure - \$6,000 - \$8,000

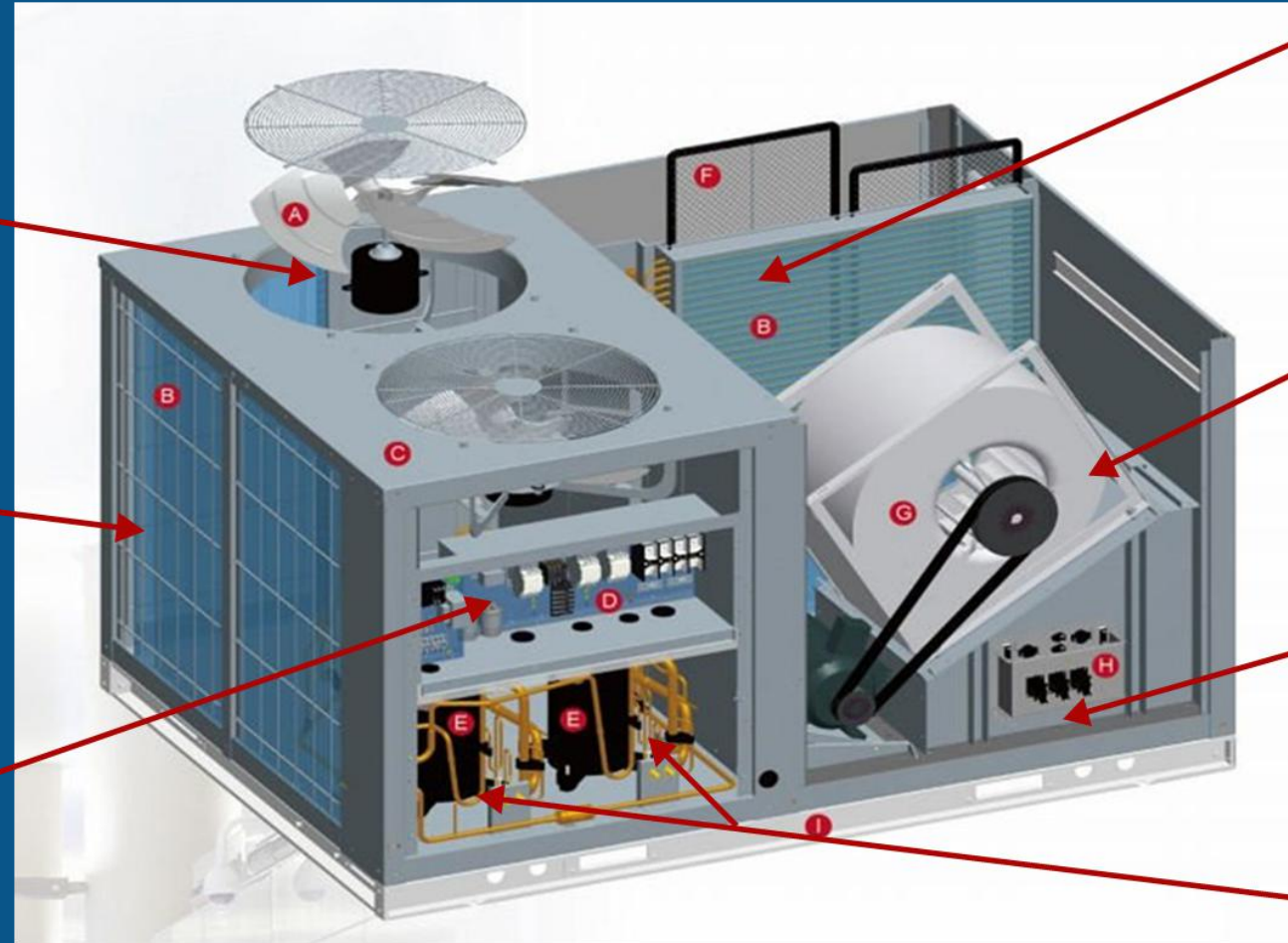
D. Controls Systems
• Range \$500 - \$5,000

B. Evaporator Coil
• Typical Mechanical
Failure - \$5,000 - \$7,000

G. Blower Motor Assembly
• Typical Mechanical
Failure - \$2,500 - \$4,000

H. Heat Exchanger
• Typical Failure - \$3,500 -
\$5,000

E. Scroll Compressors
• Typical Mechanical
Failure - \$6,000 - \$8,000



SUPPORTING CRITICAL CUSTOMERS

with customized around-the-clock maintenance service 24/7/365

Food/Beverage
Production & Cold
Storage



Industrial
Manufacturing &
Foundries

Process and
Production



Healthcare,
Biomedical &
Biotechnology

Paper, Plastics &
Printing



Office & Commercial
Buildings

Safety & Building
Health



Many more
customized
solutions



Thank You!

Creating Customers for Life®
BassettMechanical.com