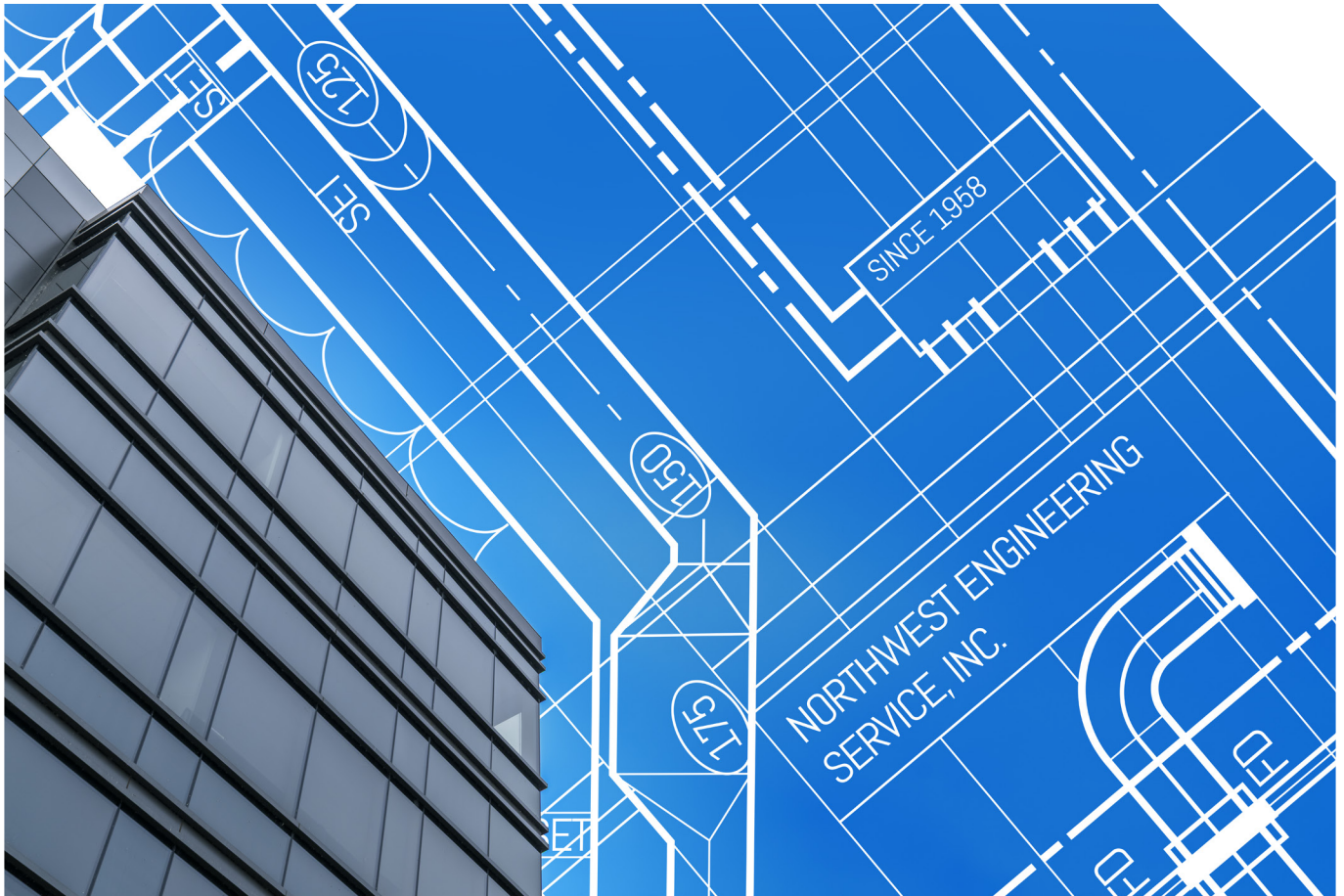


STATEMENT OF QUALIFICATIONS

NWESI
NORTHWEST ENGINEERING SERVICE, INC.

8700 SW Creekside Place
Beaverton, OR 97008
WWW.NWESI.COM



INTEGRITY | TEAMWORK | PROFESSIONALISM | QUALITY



SERVING THE PACIFIC NORTHWEST SINCE 1958



WHO WE ARE

NorthWest Engineering Service Inc. (NWESI) is an industry-leading engineering firm that provides design, building commissioning, and performance optimization services for today's complex building systems.

NWESI is proud to be 100% employee-owned through an Employee Stock Ownership Plan (ESOP). We have over 60 employees across three main office locations: Beaverton, OR, Coburg, OR, and Boise, ID. Many of our team members have been employed by NWESI for over twenty years, and are fully vested in the company culture and integrating our values of **Integrity**, **Teamwork**, **Professionalism** and **Quality** in each project.

VISIT WEBSITE



NWESI HQ
8700 SW Creekside Pl.
Beaverton, Oregon 97008
503-639-7525

NWESI AIR
90710 Huntley Court, Ste. B
Coburg, Oregon 97408
541-484-1928

NWESI BOISE
9196 W Emerald Street Ste. 190
Boise, Idaho 83704
208-342-1231



END-TO-END BUILDING OPTIMIZATION

We work in a wide variety of facilities and are experienced with complex building controls and automation. Our team members use established engineering principles and in-depth knowledge of systems gained from decades of hands-on experience. We work cooperatively with project team members to properly test, validate, and optimize system performance. Our professionals have a comprehensive understanding of system interactions and their application to specific facility types.

BUSINESS SECTORS

- Aviation
- Commercial
- Data Centers
- Government/Public
- Healthcare
- Higher Education
- High Tech
- Cleanrooms
- Industrial
- K-12



NWESI combines technical expertise across various engineering disciplines to deliver a holistic approach to building optimization.

OUR SERVICES









NWESI provides expert mechanical and plumbing design, building commissioning, and performance optimization services for complex building systems. Our team of qualified technicians and engineers ensures systems operate efficiently, meet design intent, and support long-term performance through testing, analysis, and ongoing support.

<p>BET BUILDING ENVELOPE TESTING</p> 	<p>Cx BUILDING COMMISSIONING</p> 	<p>D DESIGN SERVICES</p> 
<p>FSD FIRE AND SMOKE DAMPER TESTING</p> 	<p>STEP SEMICONDUCTOR TOOL EFFICIENCY PROGRAM</p> 	<p>TAB TESTING, ADJUSTING AND BALANCING</p> 

OTHER SERVICES

- Compliance Support for Hospitals
- Accreditation Programs
- Dust Monitoring and Mitigation
- Fume Hood Testing
- Forensic Investigations
- Infrared Imaging
- Sequence of Operations (SOO) Reconstruction
- Updated HVAC Systems Drawings
- Energy Assessment Services
- Cleanroom Performance Testing

PROFESSIONAL CERTIFICATIONS

<p>x5</p>  <p>ACG CxA-Commissioning Authorities</p>	<p>x2</p>  <p>EMA EMP - Energy Management Professionals</p>	<p>x2</p>  <p>(x1) AEE CEA-Certified Energy Auditor (x1) AEE CEM-Certified Energy Manager</p>
<p>x1</p>  <p>LEED Accredited Professional</p>	<p>x7</p>  <p>(x6) NEBB Certified Professionals (x1) NEBB Certified Technicians</p>	<p>x2</p>  <p>(x1) Level I Certified Thermographer (x1) Level III Certified Thermographer</p>
<p>x8</p>  <p>Registered Engineers Across 8 States</p>	<p>x1</p>  <p>ASHRAE BxCP Certified Engineer</p>	

INDUSTRY MEMBERSHIPS



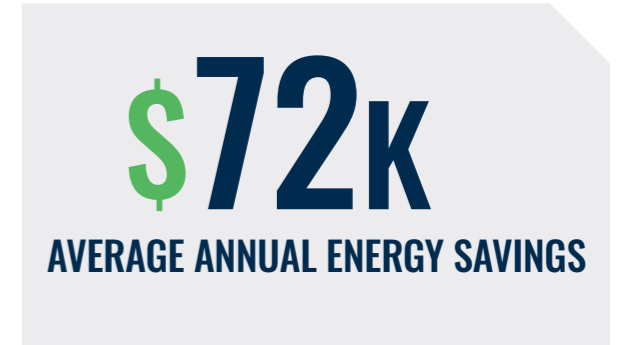
DELIVERING RESULTS

NWESI's services aim to maximize your return on investment by reducing energy use, minimizing costly system failures, and extending equipment life. Through proven strategies that enhance performance and efficiency, we help clients turn capital projects into long-term operational savings.



NWESI's approach and execution of doing work both onsite and offsite have been valuable to the project team efforts... They identified issues within the respective mechanical systems and provided concise direction to address each problem and situation. The issues detected were negotiated with the developer in order for them to be covered under warranty.

— Tim Miller
Kin Living



Metrics are based on recent project outcomes and are subject to change. Actual savings may vary based on project scope, building conditions, and utility programs.

BUILDING ENVELOPE TESTING



SCHEDULE YOUR TEST TODAY

Building Envelope Testing (BET) helps you safeguard your building by identifying and resolving air, water, and thermal performance issues. Our expert testing ensures compliance with industry standards such as ASTM and AAMA, preventing costly damage, optimizing energy efficiency, and improving occupant comfort.

Certified by the National Environmental Balancing Bureau (NEBB)



KEY BENEFITS

- Fulfill regulatory construction requirements
- Detect and prevent air, water, and thermal leaks
- Improve energy efficiency and building longevity
- Minimize liability and costly repairs

SERVICES WE OFFER

- Air and water infiltration testing
- Thermal imaging and infrared scans
- Whole building air barrier testing
- Compliance documentation and reporting

Testing Protocol Experience

Air Barrier: ASTM E 3158, ASTM E 779, ASTM E 783, ASTM E 1186, ASTM E 1827

Water Barrier/Water Intrusion: ASTM E 331, ASTM E 1105, AAMA 501.2, AAMA 502, AAMA 503

Thermal: ASTM C 1060, AAMA 1503, ISO 6781

Adhesion: ASTM C 1060, AAMA 1503, ISO 6781

Structural: ASTM E 330

SELECT BET PROJECTS



TTSD Creekside Community High School - Oregon



Salk Middle School - Washington



Wonder Building - Washington

COMMISSIONING

Building Commissioning (Cx) is a structured process that ensures building systems perform as intended, through design review, equipment validation, and operational testing. It applies to new construction, existing buildings (Retro-Cx), and can include ongoing monitoring using data analytics (Monitor-Based Cx). NWESI optimizes building performance, ensuring compliance with industry standards like LEED and ASHRAE.



OPTIMIZE YOUR BUILDING TODAY

Commissioning certifications include: PE, CxA, LEED AP, BCxP



KEY BENEFITS

- Ensure facility systems function as intended
- Improve energy efficiency and system performance
- Reduce operational and maintenance costs
- Enhance occupant comfort and safety

SERVICES WE OFFER

- New, existing, and retro building commissioning
- System performance testing and optimization
- Documentation and compliance reporting
- Cx data analytics for continuous monitoring



SELECT CX PROJECTS



OHSU: Peter O. Kohler Pavilion - Oregon



Clackamas County Courthouse - Oregon



Spokane Convention Center - Washington

DESIGN

NWESI's Strong E (Engineering) AEC design approach prioritizes performance, ensuring a project's engineering needs guide all three construction phases. This strategy is particularly effective in highly technical environments such as healthcare facilities, data centers, and semiconductor fabrication plants, where systems integration and performance are non-negotiable. NWESI's leadership ensures that every design decision supports both immediate functionality and long-term operational efficiency.



STREAMLINE YOUR
NEXT PROJECT

Licensed for immediate projects in WA, OR, ID, MT, ND, AZ, NY



KEY BENEFITS

- Optimized system performance
- Cost efficiency and long-term savings
- Prevents redesigns, delays, and change orders

SERVICES WE OFFER

- Mechanical and plumbing design
- Project management (aEc approach)
- Electrical/structural consulting
- LEED certified design

OUR STRONG "E" AEC APPROACH



NWESI bridges the gap between architectural vision and owner goals. Our cross-functional team works with architects, owners and project teams to design complex systems that meet requirements. By focusing on system integration early in the development process, we help stakeholders make informed decisions that support the design intent, efficiency, and long-term value.



Mechanical

Engineering Project Management

Plumbing

FIRE SMOKE DAMPER TESTING



SCHEDULE YOUR TEST TODAY

NWESI prioritizes safety and understands the critical role of fire smoke dampers in emergencies. Our professional inspections ensure optimal damper performance and compliance with NFPA 80, 92, and 105, while helping your facility meet standards set by the NFPA, ICC, Joint Commission, and other Authorities Having Jurisdiction (AHJs).



KEY BENEFITS

- Meet AHJ requirements
- NFPA and Joint Commission compliance
- Prevent fire and smoke spread
- Minimize liability and risk
- Certified testing and documentation

SERVICES WE OFFER

- Visual/functional testing, repairs, and maintenance by expert technicians
- Field investigation, device labeling, and photo documentation
- HVAC system drawings with damper locations
- Damper testing sheet listing access requirements

SERVICES WE OFFER

- Healthcare
- Commercial and Office Buildings
- Industrial and Manufacturing
- Education and Government

SELECT FSD PROJECTS



Avamere Transitional Care of Puget Sound - Washington



The Louisa Apartments - Oregon



Legacy Good Samaritan - Oregon

SEMICONDUCTOR TOOL EFFICIENCY PROGRAM

NWESI's Semiconductor Tool Efficiency Program (STEP) optimizes tool performance and airflow with industry-leading Testing, Adjusting and Balancing (TAB) services. Backed by over 40 years of experience, our proprietary Tooltech platform and dedicated facility team deliver tailored integration plans that ensure seamless tool installation, maximize uptime, and support the long-term success of operations.



INCREASE FACILITY
EFFICIENCY

WHY CHOOSE NWESI'S STEP PROGRAM?

- **Proven Cleanroom Expertise** – NWESI currently supports over 2 million sq. ft. of semiconductor cleanroom space
- **Cost Savings** – Outsourcing facility maintenance helps to reduce in-house staffing, training, and equipment costs
- **Enhanced Exhaust Load Tracking** – NWESI's proprietary database accurately tracks real-time and historical exhaust loads, from individual tools up through lateral lines, submains, and total system levels
- **Specialization** – Our team brings deep industry knowledge and precision airflow management

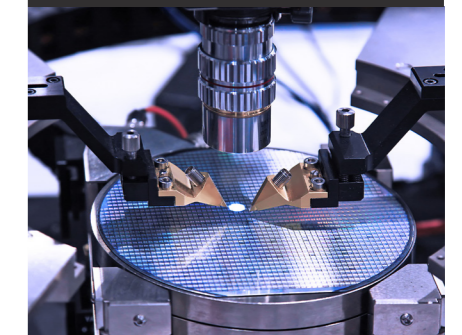
SEMICONDUCTOR TOOL EXPERIENCE

- EUV
- Planar
- Thin Films
- Wet/ Dry Etch
- Implant
- Diffusion
- Metrology
- Litho

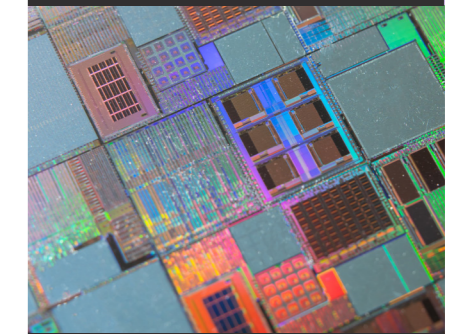
STEP PROGRAM ADVANTAGES



Optimize Performance



Boost Tool Life Span



Maximize Production

TESTING, ADJUSTING AND BALANCING



BALANCE YOUR SYSTEMS TODAY

Optimize your HVAC system's performance with NWESI's Testing, Adjusting and Balancing (TAB) services. Our certified experts ensure proper airflow, balanced systems, and compliance with industry standards to enhance energy efficiency, improve indoor air quality, and reduce long-term operational costs.

Certified by the National Environmental Balancing Bureau (NEBB)



KEY BENEFITS

- Ensures proper airflow and distribution
- Improves occupant comfort and health
- Optimizes indoor air quality
- Reduces energy waste and costs

SERVICES WE OFFER

- HVAC system surveys
- Sound/vibration testing
- Indoor air quality testing
- Exhaust system troubleshooting
- Temperature control system verification
- Air and hydronic system balancing and troubleshooting
- Pressure and duct system leak testing and investigation



SELECT TAB PROJECTS



OHSU: Vollum Institute - Oregon



UO: Matthew Knight Arena - Oregon



Mountain America Center - Idaho

INTEGRITY TEAMWORK PROFESSIONALISM QUALITY EMPLOYEE-OWNED



OPTIMIZED SOLUTIONS FOR A BETTER BUILT ENVIRONMENT

We deliver optimized solutions that enhance the quality, efficiency, and long-term sustainability of systems. By integrating intelligent design, innovative technologies, and proven best practices, we help clients achieve superior performance across every phase of construction, creating and commissioning spaces that are not only functional but future-ready.





COMPANY HISTORY

Founded in 1958 by Allen Crombie and Gene Garoutte, NWESI pioneered the hands-on approach to HVAC system balancing, recognizing the need for engineers to ensure proper performance as building systems grew more complex.

- 1958: Crombie Service Co. is established
- 1958: Gene Garoutte becomes a partner
- 1960: Crombie Service Co. lands large Lloyd Center project – their “big break”
- 1962: Name changed to Northwest Engineering Service, Inc.
- 1968: Herb Purtle became a partner
- 1968: NWESI relocates from downtown Portland to a Tigard farmhouse on SW 72nd Ave.
- 1976: A three plenum mixing damper was invented by Al, Roy Steege, and others
- 1991: Al & Gene, NWESI’s founders, retire
- 1996: ESOP completed, with Herb Purtle as the first president
- 1998: Roy Steege appointed president
- 2003: Joe Helm appointed president
- 2010: Air Introduction & Regulation, Inc. purchased, expanding footprint to Eugene
- 2012: Maiani Construction Services, Inc. purchased, expanding footprint to Spokane
- 2014: Ro-Bar Technical Services was purchased, expanding footprint to Boise
- 2017: Tom Previsch appointed president
- 2022: NWESI moves headquarters to 8700 SW Creekside Pl in Beaverton
- 2024: NWESI acquires SEED Idaho and expands service offerings

SAFETY

NWESI prioritizes the safety of our team members, especially those working in potentially hazardous environments such as construction sites, roofs, and manufacturing areas. Our team ensures compliance with all client, contractor, and OSHA safety requirements, while our Safety Committee Members stay informed on risks and regulations. To reinforce our safety culture, we share weekly updates and fully participate in ConstructSecure, a third-party safety evaluation organization.

CORPORATE RESPONSIBILITY

Environmental Sustainability

NWESI protects the environment by conserving energy usage, recycling, and using eco-friendly technologies. We collaborate with local regional waste management agencies and have received various sustainability awards from Washington and Lane Counties.

We Care About Diversity and Inclusion

The company fully supports Equal Employment Opportunity, Affirmative Action, as well as the Americans with Disabilities Act. As an employee-owned company, we are committed to recruiting, hiring, and promoting a diverse and inclusive workforce that reflects the communities we serve.

We Encourage Health and Well-being

NWESI prioritizes employee health and safety by offering comprehensive benefits and an Employee Assistance Program (EAP). We support physical activity by donating to our employees’ preferred charities for events such as walking and running. Additionally, our IncentFit app program rewards employees individually for being active, further encouraging active lifestyles.

We Give Back to Communities

NWESI encourages employees to support local charities through volunteer work, fundraising, and company-matched donations. We donate 3% of yearly profits to organizations chosen by our employees, focusing on education, STEM programs, and local underserved communities.

Where We Donate



BUILD YOUR CAREER, ENGINEER YOUR SUCCESS!

At NWESI, we value our employees and recognize their role in our success. As an employee-owned firm, we empower our employees to grow professionally, pursue their interests, and maintain a healthy work-life balance.



LET'S CHAT
We're always looking
for great talent to
join our team!



NWESI
NORTHWEST ENGINEERING SERVICE, INC.

CONNECT WITH US


  @NORTHWESTENGINEERINGSERVICE

 CONNECT@NWESI.COM


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