



## **Ideal Impact Services Contract for Coppell ISD Unified Optimization**

1. This Contract (the "Coppell ISD Unified Optimization Contract") is made by Ideal Impact Inc. ("Consultant") and Coppell Independent School District ("Client").

2. Locations Included in this Contract:

- Coppell 9th Grade Center
- Middle School North
- Middle School East
- Middle School West
- Canyon Ranch Elementary School
- Richard Lee Elementary School
- Baseball/Softball Fields

3. The Scope of Work to be added at Coppell ISD:

- Consultant will provide and install Pelican Wireless controllers on 588 zones.
- Consultant will provide and install supply air temperature sensors for the corresponding 588 zones and the 1,054 zones from the buildings included in the Energy Services Contract.
- Consultant will provide control for existing lighting.
- Consultant will provide control for existing exhaust fans.
- Consultant will provide monitoring for existing rainwater system, loop BTU meter, ground source heat pump water loop temperature sensors, and subpanel power meters.
- Consultant will program the controllers for comfort and energy efficiency.
- Consultant will integrate the new zones on the Campus Optimizer Web App and configure for use with Simple Comfort Connection.
- Consultant will take current controls offline.
- Consultant will run wire for every controls unit as required.
- Consultant will install parts necessary to operate economizers.
- Consultant will perform zoning for the new zones for Campus Optimizer Web App.
- Consultant will perform weatherization of all buildings included in agreement.
- Consultant warranties materials and workmanship for one year.
- Manufacturers warranty materials according to their own policies (typically five years).

Benefits of added Scope of Work:

- District-wide unification of HVAC controls, humidity management, zoning, and weatherization.
- Allow full programmability of HVAC units and better energy-saving strategies.
- Increased comfort resulting from better supply air control. Improved supply air control reduces humidity and increases efficiency.



- Increased comfort and savings resulting from improved setpoint control.

4. Consideration for added Scope of Work:

Client shall pay Consultant \$988,742. One half (\$494,371) is due upon execution of this agreement, and one half (\$494,371) is to be paid within (4) days of substantial completion.

5. All new hardware becomes the property of the Client upon installation. Previously installed controls become the property of Consultant upon replacement. Client is responsible for drywall repair and other repairs related to access points.

6. The terms and conditions that are in the Energy Services Contract between Ideal Impact, Inc. and Coppell Independent School District shall remain in full effect.

7. This Agreement is available to be accepted until October 31, 2023.

IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT AGREEMENT on this \_\_\_\_ day of \_\_\_\_\_, 2023.

**CONSULTANT:**

IDEAL IMPACT, INC.

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

Date:\_\_\_\_\_

**CLIENT:**

COPPELL INDEPENDENT SCHOOL DISTRICT

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

Date:\_\_\_\_\_