



Region 4 Education Service Center

Redacted

RFP for Energy Solutions

RFP# 22-15

Submitted February 23, 2023 by Trane U.S. Inc.



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Tab 1 – Draft Contract and Offer & Contract Signature Form

a. Terms and Conditions Acceptance Form (Appendix B)

Appendix B

TERMS & CONDITIONS ACCEPTANCE FORM

Signature on the Offer and Contract Signature form certifies complete acceptance of the terms and conditions in this solicitation and draft Contract except as noted below with proposed substitute language (additional pages may be attached, if necessary). The provisions of the RFP cannot be modified without the express written approval of Region 4 ESC. If a proposal is returned with modifications to the draft Contract provisions that are not expressly approved in writing by Region 4 ESC, the Contract provisions contained in the RFP shall prevail.

Check one of the following responses:

- ☐ Offeror takes no exceptions to the terms and conditions of the RFP and draft Contract.

(Note: If none are listed below, it is understood that no exceptions/deviations are taken.)

- ☒ Offeror takes the following exceptions to the RFP and draft Contract. All exceptions must be clearly explained, reference the corresponding term to which Offeror is taking exception and clearly state any proposed modified language, proposed additional terms to the RFP and draft Contract must be included:

(Note: Unacceptable exceptions may remove Offeror's proposal from consideration for award. Region 4 ESC shall be the sole judge on the acceptance of exceptions and modifications and the decision shall be final.)

If an offer is made with modifications to the contract provisions that are not expressly approved in writing, the contract provisions contained in the RFP shall prevail.)

Section/Page	Term, Condition, or Specification	Exception/Proposed Modification	Accepted (For Region 4 ESC's use)
Exhibit A, N/A	Suppliers are required to pay an administrative fee of 3% of the greater of the Contract Sales under the Master Agreement and Guaranteed Contract Sales under this Request for Proposal.	See proposed fee structure on the following page.	



January 26, 2023

Crystal Wallace
Business Operations Specialist
Region 4 Education Service Center
7145 west Tidwell Road
Houston, TX 77092

Re: Solicitation Number 22-15 Energy Solutions, Contract Fee Structure

Dear Ms. Wallace:

Trane has reviewed the RFP and its fit into our current contract portfolio. One area to address is the contract fee structure. Because of the pricing sensitivity of these types of projects, we are requesting the following fee structure become part of the contract documents. The fee structure is based on the premise larger projects could encompass broader scopes of work and require reduced cost burdens, namely the fee.

We request the fees be based as follows:



A handwritten signature in black ink, appearing to read "G. Spencer".

Greg Spencer
Strategic Cooperative Program Leader
Trane, U.S.

Strategic Cooperative Contracts
800-B Beaty Street, Davidson, NC 28036 Tel 469-442-6055



Tab 2 – Products/Pricing

i. Offerors shall provide pricing based on a discount from a price list or catalog.

Trane manufactures engineered products, optimized for use at specific jobsite conditions. As such, Trane does not publish a list price catalog. Products are computer selected based on project requirements, capacities, electrical requirements, and options required. Once the unit is selected, the file is sent to an internal pricing system that ultimately determines the unit's list price. This process is used for each piece of equipment on the quotation.

ii. Include an electronic copy of the catalog from which discount, or fixed price, is calculated.

- Manufacturer or Other Part #
- Offeror's Part # (if different from manufacturer part #)
- Description
- Manufacturers or Other Suggested List Price and Net Price
- Net price to Region 4 ESC (including freight)

See: Equipment Discount Schedule - Region 4 - Solicitation Number 22-15.xlsx

iii. Provide any applicable Billable Labor Rates by Classification.

See: 2023 Regional Labor Rates - Region 4 Solicitation 22-15.xlsx

iv. Describe if pricing is available for all products and services?

Trane's response to the solicitation includes all the products and services necessary to fulfill projects involving energy solutions. Pricing for energy solution projects can include equipment whose pricing is based on list price discounts, a labor component based on an hourly rate by trade by region and a fixed markup of materials necessary to fulfil a given scope of work. A list of the current products and services are included in: Region 4 RFP 22-15 Product Matrix.xlsx

v. Describe any shipping charges.

Pricing for work sold under this contract would include freight, FOB jobsite. This includes all equipment and materials necessary to fulfil a given project.

Items requiring non-standard freight timeframes will be added at the applicable rates. For example, if a project required overnight freight on an item not originally included in a proposal, this item's freight cost would be added per the contract's guidelines.

vi. Describe any warranties and provide pricing for warranties on all products and services.

Trane provides a variety of extended warranties to allow customers another opportunity to manage their ongoing costs of operations. The nature of Trane HVAC equipment, and truly any mechanical equipment, means that it requires service as it operates. While they receive a standard parts warranty as the original purchaser, our extended warranties help them project their costs and protect their business against increases in material and/or labor costs. First year parts and labor warranty support is offered by the Trane service group on Centrifugal chillers and Water-Cooled Rotary Chillers. All other equipment has a one-year parts warranty (unless extended warranties are purchased) and a labor warranty by

Trane as part of the standard contract terms with U.S. Communities. Optional extended parts and labor warranties are offered and must be purchased prior to the units being started.

A customer will receive a standard 12/18 warranty on new equipment (basically a parts only warranty). Government entities can buy two different types of warranties through Trane after the equipment has been shipped:

Option 1: EXTENDED SERVICE WARRANTY

- Warranty: All parts and labor warranty from Trane factory.
- Requirements: Trane Affiliated Service Company must do a minimum of four inspections.
- Eligible equipment: Trane equipment that is still at least 2 months within standard 12/18 warranty with no major failures. Warranty must be purchased within 6 months of startup but not later than 16 months from shipment.
- Labor (and refrigerant) warranties must be purchased prior to initial unit startup.

Option 2: EXTENDED SERVICE WARRANTY- EXPANDED

- Warranty: Parts warranty from Trane factory and Labor warranty from Trane Affiliated Service Company (good for the 2nd-5th year or 6th-10th year extended warranties).
- Requirements: Trane Affiliated Service Company must do a minimum of six inspections.
- Eligible equipment: Trane equipment that is either just out of the standard 12/18-month warranty OR will soon be out of an extended warranty (for example 2nd-5th year extended parts warranty). Warranty must be purchased within 6 months of startup but not later than 16 months from shipment.
- Labor (and refrigerant) warranties must be purchased prior to initial unit startup.
- After we complete the upgrades and construction for a Turnkey Contracting Services project, Trane will deliver the documentation needed to keep the investment working properly. We will provide one preliminary copy of as-built drawings—floor plans showing the actual building layouts—and an advance copy of the Operations & Maintenance (O&M) manual. Once these deliverables are reviewed and approved, Trane will submit two copies of final O&M documents, including:
 - As-built system or installation drawings (or both)
 - Equipment submittals
 - Service and maintenance procedure manuals
 - User and technical manuals

vii. Describe any additional discounts or rebates available. Additional discounts or rebates may be offered for large quantity orders, single ship to location, growth, annual spend, guaranteed quantity, etc.

Additional discounts are not available and have already been incorporated into the contract pricing schedules based on the anticipated volume.

viii. Describe how customers verify they are receiving Contract pricing.

Price verification is available to agencies utilizing the Region 4 Energy Services contact. This verification involves a disinterested 3rd party who will review a project's pricing, compare the pricing to the 22-15 energy services contract guidelines and response with written compliance verification.

ix. Describe payment methods offered.

Trane accepts wire transfer, check, money order, credit card, and P-card payments.

x. Propose the frequency of updates to the Offeror's pricing structure. Describe any proposed indices to guide price adjustments. If offering a catalog contract with discounts by category, while changes in individual pricing may change, the category discounts should not change over the term of the Contract.

Being an Original Equipment Manufacturer, Trane has a policy of continuous product improvements. In this endeavor, whenever product/service improvements become available to agencies, our desire is to make these available as quickly as possible. To minimize contact disruptions however, Trane will limit these contact updates to a maximum of once/quarter. Unless a product becomes obsolescent, a unit's discount will remain the same during the entire length of the contract. List pricing of a particular product occur whenever the company experiences cost increases. Thus, a units' list price may increase however it's contacted discount, as indicated in the pricing matrix, will remain the same.

xi. Describe how future product introductions will be priced and align with Contract pricing proposed.

When new products become available to the marketplace, Trane's desire is to make these available to the public sector, more specifically through the 22-15 energy services contract. Trane will advise the types of products which become available, which category they apply to, and which contract discount should apply. These will be subject to Region 4's acceptance.

xii. Provide any additional information relevant to this section.

Trane has provided an electronic copy (Equipment Discount Schedule - Region 4 - Solicitation Number 22-15.xlsx) of the catalog from which discount, or fixed price, is calculated on a Flash Drive.

Federal Funding Pricing: provide alternative pricing that does not include cost plus a percentage of cost or pricing based on time and materials, etc.

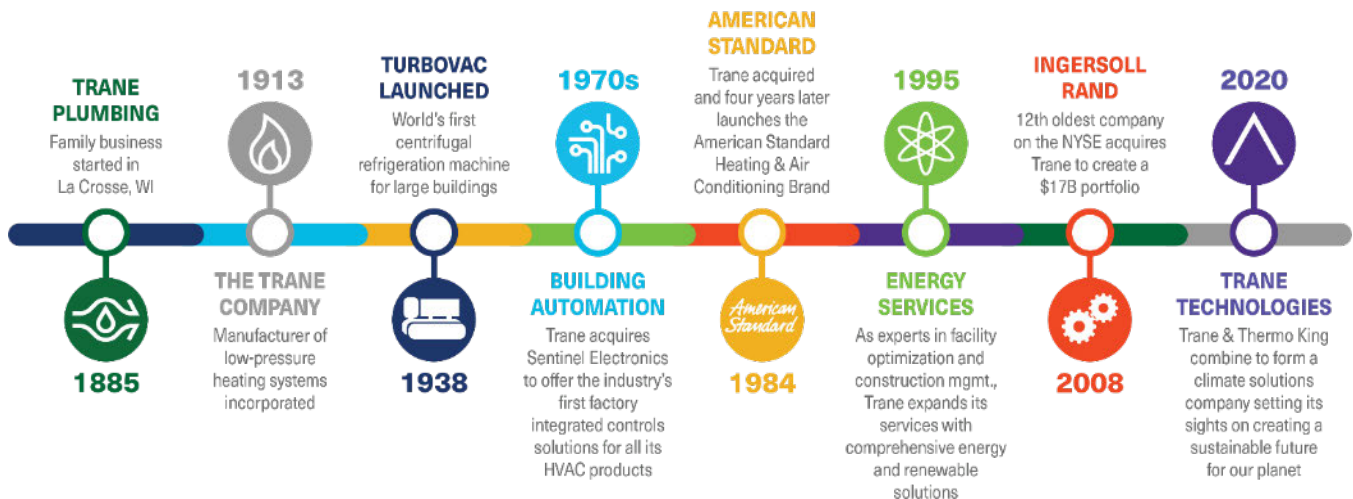
Trane has incorporated all pricing options and guidelines that meet FEMA and special funding requirements. As such, no additional pricing is required on these projects, when utilizing the Trane cooperative contract. Currently Trane's cooperative contracts meet 2 CFR Part 200 for Federal Flow-Down requirements.

Tab 3 – Performance Capability

i. Include a detailed response to Appendix D, Exhibit A, OMNIA Partners Response for National Cooperative Contract. Responses should highlight experience, demonstrate a strong national presence, describe how Offeror will educate its national sales force about the Contract, describe how products and services will be distributed nationwide, include a plan for marketing the products and services nationwide

3.1 Company

A. Brief history and description of Vendor to include experience providing similar products and services



Trane U.S. Inc. (Trane) is a wholly owned subsidiary of Trane Technologies (NYSE: TT) and was incorporated in 1929. Trane is a global climate innovator with over \$14 billion in annual revenue. We offer a wide range of products and services known for high-performance efficiency and sustainability. These prominent brands include Trane, Thermo King, and a host of other category-leading brands.

Trane began in 1885 as a family plumbing business in La Crosse, Wisconsin and became the Trane Company in 1913. Over the next hundred years, Trane established its position as a pioneer in climate control. In 1931, the company patented its first air conditioner. Seven years later, Trane launched Turbovac, a new type of water chiller that fundamentally altered the industry's approach to large-building air conditioning systems. These early innovations paved the way for Trane's industry-leading commercial air conditioner, CenTraVac™ — the highest efficiency, lowest emissions, most reliable chiller on the market. Throughout the second half of the Twentieth century, Trane expanded its offerings to clients. With the acquisition of Sentinel Electronics in the late 1970s, and General Electric's Central Air Conditioning Division in 1982, Trane expanded both its residential and energy management offerings and entered the building automation system market. In 1984, American Standard Companies, Inc., acquired the Trane Company, and four years later, launched the American Standard Heating & Air Conditioning Brand. Throughout the 1990s and early 2000s, the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) building rating program grew—which

influenced building, system, and product design. In addition, control system integration and capabilities increased due to ASHRAE Standard requirements as well as the desire to reduce system energy use.

Trane became a qualified U.S. Department of Energy ESCO in 1999. Since that time, Trane has managed energy services performance contracting (ESPC) programs for federal government agencies, including the Department of Energy, Department of State, Navy, Army, Air Force, and the General Services Administration. Trane’s Federal ESPC portfolio includes \$641 million in DOE ESPC projects. In 2004, Trane became a NAESCO Accredited Energy Service Provider. By 2007, annual air conditioning sales and services topped \$7.4 billion. Trane, Inc., became a public entity after American Standard Companies divested other portions of its business. In December 2007, it was announced that Trane would merge with Ingersoll Rand. The merger became final in June of 2008. System and product investment and introduction continued during this time as the company again responded to client and standard requirements, as well as the impact of the sustainability movement. Trane’s Renewable and Resilient Energy and Power Systems Team focused on developing Smart Grid, Solar Power, Wind Power, and Generator capabilities. In 2013, Trane launched a series of commercial products that reduce carbon emissions by 99.9%. After completing a successful Reverse Morris Trust Transaction with former parent company Ingersoll Rand in March 2020, Trane Technologies and is now listed on the New York Stock Exchange.

B. Total number and location of salespersons and/or project managers employed by Vendor to help support Participating Public Agencies.

Trane has 2,138 Salespersons and Project Managers available to support this contract. Locations are provided in the table below.

C. Number and location of support centers (if applicable) and location of corporate office.

Trane’s Corporate Office is located at 800-E Beaty Street, Davidson, NC 28036. Trane’s robust national infrastructure includes: 124 project offices, 205 parts/supply facilities, 6 express warehouses, and 11 manufacturing plant sites. Locations are provided in the table below:

Figure 1: Trane Number and Location of Support Centers

Trane Region/ Franchise	Salespersons	Project Managers	Number of Support Centers	
			Project/ Sales Offices	Trane Supply Stores
Florida Region	106	38	8	19
Great Lakes Region	119	43	11	18
Greater Northeast Region	185	51	14	22
Kentucky/Indiana Region	29	23	3	6
Mid-America Region	117	51	11	14
Mid-Atlantic Region	92	30	6	10

Pacific NW/Rocky Mtn Region	86	31	10	12
Pacific SW/AZ/HI	116	43	11	18
Southeast Region	179	55	15	24
Southern Atlantic Region	113	53	10	17
Texas/N LA Region	120	40	8	14
Upper Midwest Region	91	27	7	16
Armacost Trane Franchise, MT	4	1	2	2
Boland Trane Franchise, MD	50	13	2	2
Brady Trane Franchise, NC	41	12	3	6
Damuth Trane Franchise, VA	24	15	1	3
Hunton Trane Franchise, Houston, TX	87		4	1
Pacific Coast Trane Franchise, CA	28	4	2	1
Seiberlich Trane Franchise, DE	11	10	3	1

D. Annual sales for the three previous fiscal years.

2021: \$4.722B

2020: \$4.408B

2019: \$4.414B

E. Describe any green or environmental initiatives or policies.

Trane Gigaton Challenge

The Gigaton Challenge is Trane's commitment to eliminate one billion metric tons of CO₂e from our customers' footprint by 2030. We lead by example and are committed to carbon-neutral operations and zero waste to landfills by 2030 and pledging to give back more water than used in water-stressed areas. Trane achieved our first set of science-based targets in 2018—two years early—and set bold new commitments for 2030. Our emissions reduction commitments align with the Paris Climate Accord net-zero targets consistent with limiting global temperature rise to no more than 1.5°C.

- **Energy Star Certification** Trane's team includes a wide range of support services that help our customers project energy savings and sustainability successes. Our customers have access to Trane's internal resources for marketing, website development, living learning labs, energy accreditation programs, and grant or report preparation.

- **Marketing & Promotion of Energy Programs** Trane has dedicated Public Relations resources to support our customer projects with press releases, media outreach, awards, and speaking engagements.
- **Application for an ENERGY STAR Label & LEED Certification** Trane is actively involved with the Energy Star initiative and has helped customers achieve Energy Star status for their facilities. Trane also supports LEED initiatives and employs over 1,100 LEED Accredited Professionals companywide.
- **Calculation & Reporting of Emissions Reductions** TRACE™® 700 software provides energy modeling of facilities, including an Environmental Impact Analysis designating CO2, SO2, and NOX impact on the environment. Active monitoring through TIS offerings will allow Trane to identify potential operational adjustments or new energy savings opportunities.

Trane's LEED Certified Facilities

Trane has been involved in hundreds of projects to help clients with LEED certification. Our corporate sustainability commitment has led us to LEED certification standards at several of our sites around the world.

- Trane San Antonio District Office, San Antonio, TX – LEED CI 2.0 (Silver)
- Trane Taicang Facility Building, Taicang, China – LEED NC 2.2 (Certified)
- Trane Taicang Office Building, Taicang, China – LEED NC 2.2 (Gold)
- Tozour Trane, King of Prussia, PA – LEED CI v2009 (Certified)
- Trane Arkansas Sales Suite, Little Rock, AR – LEED CI 2.0 (Certified)
- Trane 45 Earhart Drive, Buffalo, NY – LEED EB O&M (Certified)
- Trane St. Paul, St. Paul, MN – LEED EB O&M (Gold)

F. Describe any diversity programs or partners

Diversity is a business imperative at Trane and ingrained in our core values. Trane's corporate-level Supplier Diversity Program includes qualified diverse-owned businesses includes both large and small minority, woman, veteran, disabled, gay, lesbian, bisexual, and transgender owned businesses. At the local level, Trane has implemented a New England United (NEU) Diversity and Inclusion (D&I) network for Trane employees to participate in and help drive change in and outside of the company. All team members proposed for this project participate in these programs. Trane's M/WBE outreach efforts include:

- Contacting M/WBE small business trade associations/business development organizations and using the Small Business Administration's (SBA) website to identify potential partners
- Attending local, regional, and national small and minority business trade shows, Industry Days, and procurement conferences.
- Requesting sources from the System for Award Management (www.sam.gov) Dynamic Small Business Search.

- Documenting flow-down requirements to all subcontractors for small businesses utilization to maximize participation when practical
- Pledged commitment to inclusive sourcing through WEConnect International

G. Indicate if Vendor holds any of the below certifications in any classified areas and include proof of such certification in the response:

a. Minority Women Business Enterprise

☐ Yes ☒ No

If yes, list certifying agency: _____

b. Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)

☐ Yes ☒ No

If yes, list certifying agency: _____

c. Historically Underutilized Business (HUB)

☐ Yes ☒ No

If yes, list certifying agency: _____

d. Historically Underutilized Business Zone Enterprise (HUBZone)

☐ Yes ☒ No

If yes, list certifying agency: _____

e. Other recognized diversity certificate holder

☐ Yes ☒ No

If yes, list certifying agency: _____

H. List any relationships with subcontractors or affiliates

Trane will work directly with public agencies, as required, to determine the diversity spend required for each purchase. Once established, Trane will partner with agency approved local sub-contractors and ensure diversity requirements are met. Trane will report diversity spend as required. At the project level, Trane does the following to promote Small Business Participation:

- Trane will break out contract work requirements into economically feasible units, as appropriate, to facilitate small business participation.
- Trane will conduct market research to identify subcontractors and suppliers through all reasonable means, such as performing online searches on the certified lists and holding pre-bid conferences.

- Trane will provide interested businesses with adequate and timely information about the plans, specifications, and requirements for performance of the prime contract to assist them in submitting a timely offer for the subcontract.
- Trane will direct businesses that need additional assistance to various state and county programs which assists in obtaining bonding, lines of credit, required insurance, necessary equipment, supplies, materials, or services.
- Trane will solicit small business concerns as early in the acquisition process as practicable to allow them sufficient time to submit a timely offer for the subcontract.
- Trane will utilize the available services of small business associations; local, state, and federal small business assistance offices, and other organizations to encourage small business entities to certify and register with the state and local governments.
- Trane will participate in the formal mentor-protégé program with one or more small business protégés that results in developmental assistance to the protégé(s).
- Trane will advertise subcontracting opportunities in local newspapers.
- Trane will advertise subcontracting opportunities by sending emails to small business concerns local to that particular jobsite.
- Trane will keep the playing field level, allowing all bidders reasonable time to respond and providing the same information to all prospective subcontractors.

I. Describe how Vendor differentiates itself from its competitors

Trane's experience with cooperative contracting began in 1998 with the Region 4 ESC (Formerly TCPN) contract. In 2015, we were selected to provide products/services under the Harford County Public Schools and U.S. Communities Contract (15-JLP-023) and have executed work under this contract through the seven-year term plus an additional six months. In 2017, Trane secured the Port of Portland and U.S. Communities Contract. Trane® has been a qualified DOE ESCO since 1999 and has completed complex Energy Savings Performance Contracts (ESPC) for the Federal Government. An ESPC is a proven, cash flow neutral financing mechanism that pays for facility improvements that can be paid back over time based on future utility bill saving. **Trane's Core Products – HVAC Equipment and Controls – drive one-third of total ESPC savings.** Trane's incident (OSHA) rates are consistently 67-86% below the industry average and our current Experience Modification Rate (EMR) is 0.61. Trane has leveraged this experience to deliver dozens of ESPC projects under the Port of Portland contract.

Trane has the capacity to provide a wide range of services and products to support agencies across the country. Our 100-year history as a trusted provider of superior products and services and has resulted in a robust national infrastructure. Our project offices are staffed with factory-trained service technicians that provide operational oversight, O&M, service-repair, and installation support. Trane stocks service-repair parts (over 20,000 SKUs per location), equipment, and supplies right in our customer's communities. We also have established relationships with local designers, suppliers, and subcontractors—including small/disadvantaged businesses. Trane has booked \$1.4B+ under our Harford and Port of Portland OMNIA contracts since 2018 and has delivered services and products in 43 states.

- Trane has a global network of offices and service/parts locations to deliver services. This offers the following advantages:
- Robust supply chain to sustain operations and rapidly restore service during emergencies
- 2,750 community-based, factory-trained service technicians provide local operational oversight, O&M, service-repair, and installation support
- Established relationships with local designers, suppliers, and subcontractors—including small/disadvantaged businesses
- Reduced travel and lodging costs to save agencies and taxpayers money

As one of the world's largest manufacturers/integrators of energy efficient HVAC equipment and Building Automation Systems (BAS)/Energy Management Control Systems (EMCS), Trane has the technical expertise to optimize energy efficiency, peak demand, and renewable power generation in public facilities. We build, test, certify, implement, and service best-in-class equipment with optimized full and part-load efficiency.

Trane is also a vendor neutral company, and we manage, install, commission, and service other manufacturer's systems. Trane provides BAS/EMCS system integration through both open (i.e. BACnet, LON, Modbus) and proprietary control protocols. We leverage our controls expertise to connect the resilient systems that modern sites rely on.

Trane® has been a **qualified DOE ESCO since 1999** and has completed complex Energy Savings Performance Contracts for the Federal Government. Through these efforts, we have developed repeatable, best practice processes.

J. Describe any present or past litigation, bankruptcy or reorganization involving Vendor.

Trane U.S. Inc. is a multi-billion-dollar company and enters hundreds of transactions on an annual basis and, as such, become involved in claims and disputes that arise in the ordinary course of its businesses. As a large company, claims and suits are numerous as many claimants are hoping to tap the deep pockets of a large company. Many of these are unwarranted claims which often result in dismissal. Company-wide compiled data of this scope is not readily available, and this information cannot be accurately ascertained without extensive and burdensome research. It is the policy of our company to settle claims and disputes amicably and to the satisfaction of our customers. Due to the large volume and because information related to settlements are confidential, we are unable to disclose detailed information on all litigation and claim matters. However, no such dispute or litigation is likely or expected to adversely affect Trane U.S. Inc.'s ability to perform hereunder. Trane has not been involved in a bankruptcy.

K. Felony Conviction Notice: Indicate if the Vendor

- ~~a. is a publicly held corporation and this reporting requirement is not applicable;~~
- ~~b. is not owned or operated by anyone who has been convicted of a felony; or~~

c. ~~is owned or operated by and individual(s) who has been convicted of a felony and provide the names and convictions.~~

L. Describe any debarment or suspension actions taken against Vendor

Not applicable.

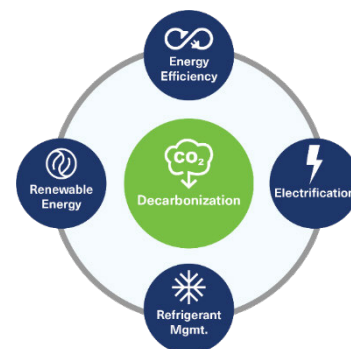
3.2 Distribution, Logistics

A. Each offeror awarded under this IFB may offer their complete product and service offering/a balance of line. Describe the full line of products and services offered by Vendor.

Lines of Business: Trane Services





Energy and Sustainability

- **Energy Conservation Measures** Trane has been an accredited Energy Services Company (ESCO) since 1999 and has **executed almost \$3.5 billion in guaranteed Energy Savings Performance Contracting (ESPC) work**. We solve energy problems holistically with top digital and analytical tools, engineering expertise, and a full portfolio of products and services. ESPC projects allow building owners to pay for significant building upgrades that improve energy efficiency via future energy savings that are guaranteed by Trane, eliminating the need for a significant capital expense. In addition to our work in the Commercial/State & Local/K-12/Higher Education vertical markets, Trane has been a Trane® has been a qualified DOE ESCO since 1999 and has **implemented Federal ESPCs** for the Defense Logistics Agency, Department of State, Navy, Army, Air Force, US Forest Service, US Geological Survey, and the General Services Administration.
- **Building Decarbonization Strategy** Decarbonization is the process of preventing or reducing carbon gasses from being released into the atmosphere, often as the result of burning fossil fuels that emit greenhouse gases. Much like vehicles that are reducing emissions by becoming more fuel efficient, or powered by electric batteries, buildings are decarbonizing, too. Trane will address decarbonization challenges with you, combining our equipment, controls, and services to achieve the goals you set. Our approach to decarbonization has four pillars:
 - **Energy Efficiency** As an HVAC equipment manufacturer, building automation and controls provider, and an energy services company, Trane has the experience to improve any building's energy intensity and costs.
 - **Electrification of Heat** Trane designs systems that reduce or eliminate fossil fuels from buildings. Options include hybrid or all-electric heating systems using heat pumps, dual fuel, heat recovery, or thermal energy storage technologies. Our financing and energy services experts identify rebates, incentives, and energy savings that make HVAC electrification cost-effective. Trane also provides post installation, controls-connected energy monitoring/management systems that optimize entire systems and maintain efficiency



standards. We offer proactive system management via analytics created from your electrified system's data. Trane's service team can maintain and optimize system comfort, cost performance, and carbon reduction progress.

- **Refrigerant Management** The refrigerants needed to run HVAC systems can emit harmful greenhouse gases (GHG). Trane monitors evolving regulations and mandates and can help convert to next generation, low-GWP refrigerants.
- **Renewable Energy** Trane can develop distributed energy resources (DER) to improve sustainability and resilience. Our services include onsite installations and renewable energy purchasing strategies, including virtual power purchasing agreements (VPPA). Trane's dedicated Renewable and Resilient Energy and Power Systems Team can implement solar PV, solar hot water heating, rainwater harvesting, biomass heating plants, geothermal heat pumps, cogeneration biogas, water/wastewater, and smart grid technology.
- **Energy Monitoring & Analysis** Trane uses intelligent tools to monitor, track, predict, and optimize building operations. We offer a complete energy management solution that delivers improved building performance and reduced operating costs. Trane's software-driven energy load management and predictive analytics tools forecast, plan, and manage energy consumption to avoid higher electricity prices. Trane Intelligent Services has four major components:

 <p>Building Performance</p> <p>Trane building professionals analyze data and equipment behavior in the context of the overall system, discovering hidden information and opportunities for improvement.</p>	 <p>Energy Performance</p> <p>Trane professionals maintain 24/7 watch over your critical building systems, proactively detecting issues and analyzing alarms, and initiating responses according to your specific rules of engagement.</p>	 <p>Active Monitoring</p> <p>Trane Energy Optics® and Trane Energy Analyzer—illustrate your building's energy use. Because if we can see a problem, we can change it.</p>	 <p>Energy Assessment</p> <p>Trane's cloud-based building energy management system (BEMS) service uncovers energy waste in every corner of your building.</p>
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- **Active Energy Management** Trane develops and implements integrated Active Energy Management programs that can lower energy costs, build sustainability, and reduce dependence on the electrical grid.
- **Financing & Energy Services Contracting** Trane's Financing Group provides expertise in grants, utility rebates, performance contracts, energy services agreements, and public-private partnerships that fund sustainability programs. Trane experts help clients select the best tool for their goals. Trane experts also help clients increase their buying power as part of a purchasing cooperative or group. Trane is a member of the nation's leading cooperative and group purchasing organizations supporting public, non-profit, and health care organizations.

Operate, Maintain, and Repair

- **Connectivity and Cloud Services** Trane provides secure and scalable solutions via Trane's building optimization tools that reduce operating costs and improve comfort and efficiency. **Trane Connect** is a cloud-based client portal that offers secure, firewall-protected access to building systems for remote monitoring and routine maintenance. Trane's **Tracer Ensemble Building Management System** is a premier web-based building management system that eliminates the complexity of managing multiple building systems across multiple sites. Tracer manages sites from a PC, tablet, or smart phone. Trane works closely with IT teams to help ensure our connected building management systems provide secure access for authorized users, and only authorized users. Trane provides seamless integration of any open standard protocol building system so that sub-systems work together and share vital information.
- **HVAC System Management** Trane develops **warranty** and **maintenance programs** that improve budget planning, save energy, and minimize downtime. Offerings include **start-up services** to ensure a new system is performing to spec., service agreements to extend system life, extended warranties that provide longer duration/comprehensive coverage, and predictive services to detect issues early.
- **HVAC System Repair** Trane provides locally based, factory-trained technicians to service Trane systems as well as any other brand of HVAC equipment.
- **Rental Solutions** Trane Rental Services provides 24/7/365 local service, engineering expertise and an expansive fleet of rental chillers, air conditioners, cooling towers, air handlers, portable heaters, power generators, and ancillary products for planned or unplanned, simple, or complex, and short- or long-term needs.
- **Parts and Supplies** Trane Supply provides HVAC service professionals with parts, supplies, and replacement equipment to help them serve their clients via a network of more than 360 locations throughout the United States and Canada.

Design, Upgrade, and Modernize

- **Upgrading Existing Equipment** Trane upgrades help HVAC systems operate more efficiently and environmentally friendly. Typical upgrades include controls, variable frequency drives, and refrigerant conversions.
- **Building Systems Design and Upgrades** Trane maintains high performing buildings by keeping building automation, HVAC, lighting, and central plants up to date with the latest BAS innovations.
- **Central Plant Design** Trane designs, constructs, maintains, and optimizes central plants. Our solutions range from traditional chilled water plants to cogeneration systems to small-scale plants producing electricity, gas, heating, and cooling. Trane chillers are found in some of the world's largest district cooling applications.
- **Wastewater Treatment Plant Equipment and Maintenance** Trane has experience working with municipal owners and their design consultants on Wastewater Treatment Plant Equipment and Maintenance projects.



- **HVAC System Retrofits** Trane evaluates whether a retrofit or replacement will provide the better return on investment. Trane provides the service and support from conception to completion to select the ideal equipment and controls for buildings and can implement the installation as mechanical contractor.
- **Indoor Air Quality (IAQ)** Trane's IAQ Assessments include a fact-based, comprehensive review of building results and a straightforward report of condition. We can make recommendations on how to improve building air quality to meet the latest industry guidelines and implement the changes. Trane also provides ongoing IAQ monitoring. Trane's system improvements meet industry guidelines and reduce energy costs. Our solutions include:

Our approach covers the four key areas of air quality improvement:



Dilute

Use outdoor
air to dilute



Exhaust

Exhaust air from
kitchens, restrooms,



Contain

Maintain
indoor



Clean

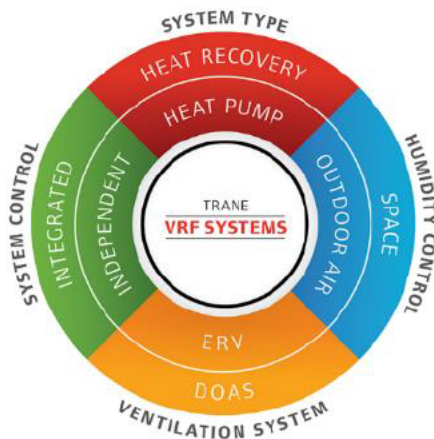
Use HVAC
system to

- **Ultraviolet Lamps in Ductwork** to prevent microbial buildup on air filters, cooling coils, drain pans, and duct surfaces.
- **Dynamic Air Cleaners** to ensure that your HVAC system not only heats and cools—but cleans the air.
- **Synexis® Dry Hydrogen Peroxide (DHP™)** to fight viruses, bacteria, mold, odors, and insects.

Lines of Business: Trane Products

Variable Refrigerant Flow (VRF) and Ductless Systems

Variable Refrigerant Flow (VRF) technology is taking the HVAC industry by storm. VRF technology is a popular choice for a variety of building sizes and uses by offering higher energy efficiency, smaller footprints, and greater flexibility. Additionally, VRF heat pumps and heat-recovery systems are popular strategic electrification solutions as part of the greater drive towards the decarbonization of HVAC systems.



Trane has paired applications knowledge and expertise with its extensive equipment and controls offerings to provide variable refrigerant flow (VRF) systems solutions. This fully integrated, high-performing HVAC system solution is designed to deliver customized comfort throughout any commercial space. Regardless of the capacity, energy efficiency, functionality, or performance-monitoring requirements, our VRF Systems Solutions, featuring Trane® / Mitsubishi Electric VRF Technology, are designed to exceed the comfort and sustainability goals established for commercial building projects.

- **N-Generation CITY MULTI® VRF** Trane® / Mitsubishi Electric VRF products include a variety of outdoor units, indoor units, ventilation solutions, controls, and more to design a complete VRF system for any building.
- **Trane®/ Mitsubishi Electric P Series** Ductless, boundless, and full of Potential, the P Series systems are highly efficient and the right solution for your light commercial applications. Outdoor cooling units. Indoor units. Ductless controls.
- **Nv Series Zoned Cooling and Heating Solutions** Ductless with a difference, the Nv series affords user-friendly, zoned cooling and heating solutions for single- or multi-room applications.
- **Nv Series Zoned Cooling and Heating Solutions** Ductless with a difference, the Nv series affords user-friendly, zoned cooling and heating solutions for single- or multi-room applications.

Chillers — Legendary Reliability, Quiet Sound, Amazing Energy Efficiency.

- **Comprehensive Chilled Water Systems** Trane's comprehensive chilled-water systems employ best practices in chiller plant design that align with current industry guidance for achieving high performance cooling, heating, and ventilation, all while reducing first cost.
- **Comprehensive Chiller-Heater Systems** Trane Comprehensive Chiller-Heater systems — featuring electric heat pumps — provide cost-effective, energy-efficient, reliable cooling and heating, while reducing carbon emissions. Ideal for larger buildings, especially those with a central plant, these pre-engineered system solutions make electrified HVAC systems easier to specify and implement.
- **Intelligent Variable Air Systems** Our Intelligent Variable Air systems simplify the design and implementation of systems that HVAC designers typically consider complicated and time-consuming. With new technologies and optimized controls, these systems are 20% to 30% more efficient than traditional multiple-zone VAV systems.
- **Water-Cooled Chillers** We have optimized our fleet of water-cooled chillers to help clients maximize efficiency, benefit the environment, and reduce operating expenses. With HVAC costs making up 40% of commercial building energy consumption, the right chiller represents an incredible opportunity to reduce the energy intensity.
- **Air Cooled Chillers** High efficiency and low noise are the hallmarks of all Trane's air-cooled chillers. Our robust portfolio features a wide operating map, so you can find the just-right solution for your building. We offer an array of tonnage sizes, efficiencies, and performance features to meet your requirements. Whether you need a classic chiller with dependable performance or an environmentally conscious chiller with next generation refrigerant, there's a Trane model for every client.
- **Modular Chillers** MiniMod™, SuperMod™, PolyTherm™ and Manhattan™ Gen II chillers represent the line-up of Trane's modular chillers. Trane is committed to manufacturing products

that are highly efficient, reliable, serviceable and cost effective. Our proven performance is backed by careful engineering.

- **Cold Generator Scroll Chillers** The Cold Generator Scroll Chillers are a family of traditional capacity and compact expandable capacity Scroll chillers suitable for a range of comfort and process cooling applications. Concise footprints and doorway friendly design make them an ideal solution for new construction, retrofit and replacement applications

Trane® Packaged Units and Split Systems

Whether for a large data center, a complex commercial concern or a small business, Trane offers sustainable options to deliver customized comfort and efficiency.

- **CoolSense® Integrated Outdoor Air Systems** The CoolSense® pre-packaged HVAC design system combines a dedicated outdoor-air system (DOAS) with chilled-water sensible-cooling terminal units to deliver a flexible, energy-efficient solution that enhances comfortable spaces and simplifies maintenance.
- **Intelligent Variable Air Systems** Trane Intelligent Variable Air systems simplify the design and implementation of systems that HVAC designers typically consider complicated and time-consuming. With new technologies and optimized controls, these systems are 20% to 30% more efficient than traditional multiple-zone VAV systems.
- **Zoned Rooftop Systems** Ideal for small buildings, Trane® Zoned Rooftop Systems provide cost-effective options to increase comfort and energy efficiency, while simplifying operation and maintenance. These packaged systems make advanced functionality affordable and easy for non-technical users to operate.
- **Rooftop Units** Small to Large Commercial Rooftop Units: 2 - 162 Tons. Our broad portfolio of solutions can meet any building's footprint requirements and are easy to install and maintain.
- **Split Systems** Trane offers the broadest selection of split system components. Design the system you need for a corner retail shop, light commercial application, office building, hotel, school and more. Choose from gas furnace and indoor coil options for smaller buildings to a full line of air handler units and compressors with capacities from 6 - 120 tons.
- **Self-Contained Systems** For new construction or retrofit, Trane self-contained HVAC systems are a great fit. Some projects can make installation of HVAC systems tricky. With a complete line of self-contained HVAC systems from 20 - 110 tons of capacity, Trane can satisfy any new construction or retrofit application with reliable, energy efficiency comfort.
- **Water Source Heat Pumps** Fully compatible with geothermal technology, Axiom™ water source heat pumps from Trane offer higher efficiencies — up to 40 EER on select configurations — than other conventional heat-pump technologies, along with precise space heating and cooling capabilities for superior comfort. Available eFlex variable-speed control minimizes on/off system cycling, temperature swings, noise, and energy use. Axiom™ durability, performance and efficiency means exceptionally low life-cycle costs to boot. Building owners can also take

advantage of a 10% federal tax credit on qualifying installation costs if geothermal system placed in service before Jan. 1, 2022.

- **Dedicated Outdoor Air Solutions** Trane® dedicated outdoor air systems condition 100 percent outdoor air — improving indoor air quality, controlling relative humidity, and reducing the load on other HVAC equipment in a building.

Air Handlers, Terminal Devices, VAV and Fan Coils

- **CoolSense® Integrated Outdoor Air Systems** The CoolSense® pre-packaged HVAC design system combines a dedicated outdoor-air system (DOAS) with chilled-water sensible-cooling terminal units to deliver a flexible, energy-efficient solution that enhances comfortable spaces and simplifies maintenance.
- **Terminal Devices** The Trane® portfolio of fan coil, unit ventilator and blower coil solutions are designed to make installations faster and easier, and to maximize HVAC system performance. Using advanced technology, these systems reliably and efficiently deliver the comfort your building occupants need. We are the only manufacturer that offers factory-commissioned, single-zone VAV systems integrated with Tracer® UC400 controllers, delivering up to 66 percent higher efficiency, temperature stability, quiet operation, and dehumidification advantages for varying-occupancy spaces. Trane fan coil, unit ventilator and blower coil solutions deliver efficiency and comfort to a wide variety of buildings, applications, and people — quietly and dependably — day after day, year after year.
- **Sensible-Cooling (DOAS) Terminal Units** These terminal units reduce energy use and operating costs with Electronically Commutated Motor (ECM) and modulating airflow control algorithms. Trane sensible-cooling terminal units are constructed with a 10.5 inches casing height and are an excellent choice when plenum spaces are tight.
- **Variable-Air-Volume Units** VariTrane™ variable-air-volume units (VAV) are among the industry leaders in quality and reliability and are designed to meet the specific needs of today's applications. This generation of VariTrane units builds upon Trane's history of quality and reliability and expands the products into one of the most complete variable-air-volume units offering in the industry. Our units feature rugged variable-air-volume units construction, are available in several different profiles to suit the space available, and all utilize digital controls for energy-efficiency and to facilitate interface with building management systems.
- **Performance Climate Changer® Air Handlers** Trane® Performance Climate Changer® air handlers can help HVAC systems achieve higher energy efficiency and indoor air quality while reducing maintenance requirements – adding life to buildings and improving the lives of people within them. From the most straightforward needs to wide-ranging demands for air cleaning, dehumidification and energy savings, there's a Trane Performance Climate Changer® air handling unit to deliver everything your project requires.

- **Air Handler Technologies** Trane continually invests in air handler research and development of new products to adapt the changing needs of today's HVAC market. Our focus on whole systems has led to the design of many custom options that can be incorporated into standard cataloged air handler, providing a more cost-effective solution than a completely custom-built unit. These custom-engineered air handler solutions are offered as factory-packaged specials that deliver Trane quality, enable simplified on-site installation, and provide proven, tested performance. The air handler solutions address such issues as humidity control, energy recovery, special acoustical needs, air filtration and the use of optional fuel sources.
- **Unit Heaters** The Trane electric architectural forced-air wall unit heaters combine quiet, reliable heating with an attractive cabinet design. Their ease of installation, rugged construction and architectural styling particularly suits them for space heating applications in commercial, industrial, and institutional applications. These unit heaters range from smaller room-sized electric heaters to large indoor and outdoor duct furnaces.

Variable Frequency Drives (VFD)

Trane TR200 Series drives play an important role in a system to reduce energy usage, extend motor life, optimize AC motor speed control, maximize occupant comfort, and reduce costs.

- **TR200 Series Variable Frequency Drives** Trane TR200 Series drives' support of open standard protocols make them compatible with virtually all HVAC equipment and building automation systems. They can also be ordered specifically for a project and easily installed on-site for new and retrofit applications. With a complete range available from 1½ to 1350 HP, the features and flexibility of TR200 Series drives make them ideal for stand-alone control of cooling towers, exhaust fans, pumps, and a variety of air handlers.

Energy Storage

- **Thermal Battery Systems** Trane Thermal Battery™ systems are premier HVAC plants that provide a distributed resource for our changing grid. Their ability to store thermal energy enables your building to reliably modify HVAC operations to optimize for carbon reduction or energy cost savings.
- **Thermal Energy Storage Solutions** Leveraging Trane energy storage technologies can help improve how power supply is managed, creating a more resilient energy system by increasing your building's energy agility for greater sustainability and profitability, while reducing grid dependency. Trane offers a number of energy storage solutions to help our clients meet their objectives. Solutions include thermal energy storage (ice or chilled water storage), batteries, and industrial process and flow management solutions.

Precision Cooling

Precision cooling is essential for mission critical applications such as data centers and indoor agriculture. With industry-leading expertise and a wide array of solutions and services, Trane — a

holistic provider — can help clients ensure mission critical facilities are highly reliable, efficient, and sustainable. Trane’s application engineering expertise and systems approach allows for efficient, flexible, and scalable integrated designs, meeting specific client needs that ensure uptime and performance.

- **Precision Temperature and Humidity Control** Trane delivers a broad range of cooling capacities for mission critical applications, from a small technology room to the largest data centers –all supported by the local services organization with global footprint wherever and whenever you need it.

B. Describe how supplier proposes to distribute the products/service nationwide. Include any states where products and services will not be offered under the Master Agreement, including U.S. Territories and Outlying Areas.

Trane’s regional sales representatives are located in our 124 Project/Sales offices across the country; these offices are located in all 50 states. Under our current sales distribution network, agencies will be assigned a Trane account manager who will work to develop solutions with a defined outcome. When projects require complex solutions, a team will then be assigned which may include account managers, system specialists, energy engineers, project managers or other resources necessary to develop and fulfill a given Scope of Work.

C. Describe how Participating Agencies are ensured they will receive the Master Agreement pricing; include all distribution channels such as direct ordering, retail, or in-store locations, through distributors, etc.

For agencies wishing to procure products and services through Trane’s cooperative contracts, the process begins with assigning a cooperative quote number specific to the project and agency. Using this unique quote number, any work quoted by Trane will be per the cooperative contract guidelines. Specifically:

- Energy solutions could include equipment pricing based on fixed list price discounting, labor trades based on fixed hourly rates/by trade type/by region and fixed markup on material and items necessary to fulfill a given Scope of Work.
- When required, Over the Counter (OTC) parts will be available to an agency. Trane retail parts outlets will assign a unique quote number to an agency’s account to ensure all parts sold will be based on the cooperative contract guideline.

Describe how Participating Agencies verify and audit pricing to ensure its compliance with the Master Agreement.

As provided in Tab 2, (a), Products/Pricing item viii., price verification is available to agencies utilizing the Region 4 Energy Services contact. This verification involves a disinterested 3rd party who will review a project’s pricing, compare the pricing to the 22-15 energy services contract guidelines, and response with written compliance verification.

D. Identify all other companies that will be involved in processing, handling, or shipping the products/service to the end user.

Trane utilizes multiple carriers/modes across North America (and beyond) in the process of moving product from our plants and warehouses/distribution centers to our customers. We partner with carriers who meet our requirements and/or industry standards for quality and service performance. Carrier specifics vary by mode, origin/destination points, and customer requirements.

E. Provide the number, size, and location of Supplier's distribution facilities, warehouses, and retail network as applicable.

Trane services products from our 124 sales/project offices and distributes through our 205 parts/supply locations, 6 express warehouses, and 11 manufacturing plant sites.

3.3 Marketing and Sales

A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as supplier's primary go to market strategy for Public Agencies to supplier's teams nationwide, to include, but not limited to:

- i. Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days.
- ii. Training and education of Supplier's national sales force with participation from the Supplier's executive leadership, along with the OMNIA Partners team within first 90 days.

The Trane offices have been associated with a national cooperative since its inception and are intimately involved with a contract that encompasses HVAC equipment and services. Trane has a Cooperative Contracting Team dedicated to Sales and Marketing. This team drives marketing and sales messaging throughout North America and Canada and educates our sales teams with cooperative purchasing positioning. Our detailed plan for the first 90 days includes:

- Announcement in our quarterly Omnia newsletter, which is distributed to over 750 Trane employees and affiliates.
- Announcement on the Trane Commercial internal portal
- We will add information to the Trane Technologies Omnia Hub page where we place important documentation such as due diligence items, pricing, Power Points, contract award letters, newsletters, and any pertinent information relevant to the topic.
- Our OMNIA program managers will meet with individual sales offices, helping them to understand cooperative markets, targeted sales strategies and presenting the Trane story to the marketplace.
- Conduct regional workshops designed to promote the cooperative contracts, legal statutes, product and services pricing methodology, marketing tools and other topics designed to promote the contract(s). All training will be recorded and posted on our intranet site. The training will focus on educating our sales force on what types of customers can use the contract,

the benefits of the contract to Trane and the customer, pricing, and will ensure our sales teams are educated on how to drive sales in compliance with OMNIA Partners rules.

- One-on-one office visits

B. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to market the Master Agreement to current Participating Public Agencies, existing Public Agency customers of Supplier, as well as to prospective Public Agencies nationwide immediately upon award, to include, but not limited to:

i. Creation and distribution of a co-branded press release to trade publications.

ii. Announcement, Master Agreement details and contact information published on the Supplier's website within first 90 days.

iii. Design, publication, and distribution of co-branded marketing materials within first 90 days.

iv. Commitment to attendance and participation with OMNIA Partners national (i.e. NIGP Annual Forum, NPI Conference, etc.), regional (i.e. Regional NIGP Chapter Meetings, Regional Cooperative Summits, etc.) and supplier-specific trade shows, conferences, and meetings throughout the term of the Master Agreement.

v. Commitment to attend, exhibit and participate at the NIGP Annual Forum in an area reserved by OMNIA Partners for partner suppliers. Booth space will be purchased and staffed by Supplier. In addition, Supplier commits to provide reasonable assistance to the overall promotion and marketing efforts for the NIGP Annual Forum, as directed by OMNIA Partners.

vi. Design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement

vii. Ongoing marketing and promotion of the Master Agreement throughout its term (case studies, collateral pieces, presentations, promotions, etc.)

viii. Dedicated OMNIA Partners internet web-based homepage on Supplier's website with:

- OMNIA Partners standard logo;
- Copy of original Request for Proposal;
- Copy of Master Agreement and amendments between Principal Procurement Agency and Supplier;
- Summary of Products and pricing;
- Marketing Materials
- Electronic link to OMNIA Partners' website including the online registration page;
- A dedicated toll-free number and email address for OMNIA Partners

Trane will partner with OMNIA Partners to ensure Participating Agencies and our customers are aware of the awarded contract through multiple marketing and communication campaigns. Trane's 90 plan to market the Master Agreement to participating public agencies will include:

- An email to over 80,000 direct customer contacts that receive Trane E-mail communications
- A co-branded press release within first 30 days-this would be both internal to Trane and sent to national publications and targeted industry publications
- Announcement of award through all applicable social media sites; these include Trane's Facebook presence, Trane Twitter presence and Trane's LinkedIn presence
- Direct mail campaigns

- Co-branded collateral pieces
- Advertisement of contract in regional or national publications
- Participation in trade shows
- Dedicated Omnia internet web-based homepage with:
 - OMNIA Logo
 - Link to OMNIA website
 - Summary of contract and services offered
 - Due Diligence Documents including a copy of solicitation, copy of contract and any amendments, marketing materials
- Co-developing a case study and pursue article placements with key publications

C. Describe how Vendor will transition any existing Public Agency customers' accounts to the Master Agreement available nationally through OMNIA Partners. Include a list of current cooperative contracts (regional and national) Vendor holds and describe how the Master Agreement will be positioned among the other cooperative agreements.

Trane uses the software application Salesforce to manage sales pursuit. For every customer that is eligible for OMNIA Partners pricing, we will notate the eligibility in Salesforce. Upon renewal of existing services, the account owner is then able to offer OMNIA Partners pricing to the customer, except in cases where the customer decides to put the job up for bid. Trane intends to position OMNIA Partners as a top tier cooperative partner.

D. Acknowledge Supplier agrees to provide its logo(s) to OMNIA Partners and agrees to provide permission for reproduction of such logo in marketing communications and promotions. Acknowledge that use of OMNIA Partners logo will require permission for reproduction, as well.

Trane will provide its logo to OMNIA Partners and agrees to permit reproduction of the logo in marketing communications and promotions. We understand that use of the OMNIA Partners logo requires permission for reproduction.

E. Confirm Supplier will be proactive in direct sales of Supplier's goods and services to Public Agencies nationwide and the timely follow up to leads established by OMNIA Partners. All sales materials are to use the OMNIA Partners logo. At a minimum, the Supplier's sales initiatives should communicate:

- i. Master Agreement was competitively solicited and publicly awarded by a Principal Procurement Agency
- ii. Best government pricing
- iii. No cost to participate
- iv. Non-exclusive

As stated in our marketing plan, Trane can confirm these requirements will be met.

F. Confirm Supplier will train its national sales force on the Master Agreement. At a minimum, sales training should include:

- i. Key features of Master Agreement
- ii. Working knowledge of the solicitation process
- iii. Awareness of the range of Public Agencies that can utilize the Master Agreement through OMNIA Partners

As stated in our marketing plan, Trane can confirm these requirements will be met.

G. Provide the name, title, email, and phone number for the person(s), who will be responsible for:

- i. Executive Support
- ii. Marketing
- iii. Sales
- iv. Sales Support
- v. Financial Reporting
- vi. Accounts Payable
- vii. Contracts

Figure 2: Trane Cooperative Contracting Team

Role	Trane Employee
Executive Support:	Greg Spencer gsspencer@trane.com 469-442-6055
Marketing:	Greg Spencer gsspencer@trane.com 469-442-6055
Sales:	Greg Spencer gsspencer@trane.com 469-442-6055
Sales Support:	Chris Teller cteller@trane.com 917-440-2808 Jeremy Lee Jeremy.lee@trane.com 913-599-4664 Tina Bossen tina.bossen@trane.com 480-490-4502
Financial Reporting:	Amanda Dawson Amanda.dawson@trane.com 832-551-7999
Accounts Payable:	Amanda Dawson Amanda.dawson@trane.com 832-551-7999

Contracts:

Greg Spencer
gsspencer@trane.com
469-442-6055

H. Describe in detail how Supplier's national sales force is structured, including contact information for the highest-level executive in charge of the sales team.

Trane has a dedicated Strategic Programs team that drives the use of cooperatives for sales. Leading the group is Aaron Tanck, Director of Strategic Programs. Aaron oversees Greg Spencer, our Cooperative Program Manager. Aaron reports to Amber Mulligan, Vice President, Strategic Sales, who is the highest-level executive in charge of sales for Cooperative contracts. Her contact information is: Amber.Mulligan@tranetechnologies, 910-233 -3594.

Ib. Explain in detail how Supplier will manage the overall national program throughout the term of the Master Agreement, including ongoing coordination of marketing and sales efforts, timely new Participating Public Agency account set-up, timely contract administration, etc.



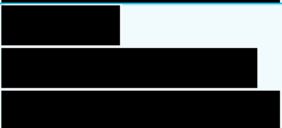
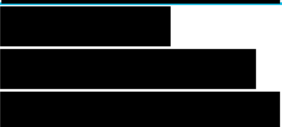

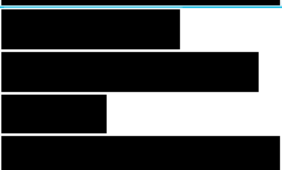
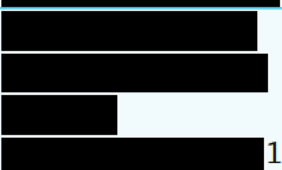
Our OMNIA Partners marketing plan includes a coordinated effort between Trane and OMNIA Partners. We will continue to market the OMNIA Partners program both internally and externally via training, corporate SharePoint site, customer meetings, marketing materials, and tradeshow. All marketing materials will be available in hard copy and electronic format. Our Strategic Program Leader, Greg Spencer, will continue to oversee the program, driving growth throughout the term of the Master Agreement.

J. State the amount of Supplier's Public Agency sales for the previous fiscal year. Provide a list of Supplier's top 10 Public Agency customers, the total purchases for each for the previous fiscal year along with a key contact for each.

Trane's Public Agency sales under the OMNIA agreement for 2021 was \$368.4M. Our top 10 Public Agency clients/total bookings for 2021 are as follows:

Figure 3: Trane Top 10 Public Agency Clients/Total Bookings 2021

Customer Name	Total Bookings for 2021	Key Contact
Roanoke City Public Schools	\$20,601,056.80	[REDACTED]
Berwick Area School District	\$20,300,560.00	[REDACTED]
Utica City School District	\$13,665,421.88	[REDACTED]

Central Dauphin School District	\$11,200,000.00	
Cook County	\$10,201,199.00	
Hall County Board of Commissioners	\$9,696,634.20	
Knox County Govt Dept of Finance	\$7,232,937.61	
TAMU Texas AM University	\$7,092,809.50	
Suffolk Public Schools	\$7,052,958.50	
City Of Bowling Green	\$5,899,800.00	 1

K. Describe Supplier's information systems capabilities and limitations regarding order management through receipt of payment, including description of multiple platforms that may be used for any of these functions.

Trane Account Managers use Trane Select Assist (previously known as TOPSS) to quote and provide technical information for equipment sales. Additionally, our greater sales organization uses multiple Oracle based internal programs to facilitate contracting, equipment (both OEM Trane and non-Trane manufacturers), service, controls, and parts orders. Trane maintains a customer focused approach with Salesforce.

L. Provide the Contract Sales (as defined in Section 10 of the OMNIA Partners Administration Agreement) that Supplier ~~will guarantee~~ each year under the Master Agreement for the initial three years of the Master Agreement ("Guaranteed Contract Sales").

Trane projects, but does not guarantee, OMNIA contract sales during the first three years to be:

- \$25M in year one (2023)
- \$60M in year two (2024)
- \$100M in year three (2025)

To the extent Vendor guarantees minimum Contract Sales, the Administrative Fee shall be calculated based on the greater of the actual Contract Sales and the Guaranteed Contract Sales.

Current supply chain environments will have an impact on these projections in addition to inflationary pressures, funding mechanisms, etc.

Please see Trane's Contract Fee Structure Letter, provided on Page 1, Terms and Conditions Acceptance Form (Appendix B).

M. Even though it is anticipated many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation for Products covered under the Master Agreement.

- i. Respond with Master Agreement pricing (Contract Sales reported to OMNIA Partners).
- ii. If competitive conditions require pricing lower than the standard Master Agreement not-to-exceed pricing, Supplier may respond with lower pricing through the Master Agreement. If Supplier is awarded the contract, the sales are reported as Contract Sales to OMNIA Partners under the Master Agreement.
- iii. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement (Contract Sales are not reported to OMNIA Partners).
- iv. If alternative or multiple proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional proposal.

Trane, Inc. U.S. continues to offer competitive pricing to the public sector per the cooperative contract guidelines. Currently, these pertain to the Racine County contract #3341 and the Port of Portland contract #1153. Trane has established a strict process to assure agencies receive the correct pricing for the specific contract. This begins with assigning a specific cooperative quote number that identifies the agency as well as project being addressed. The process then dictates that the pricing following strict contract guidelines including list price discounts for equipment, set hourly rates by trade for labor solutions and fixed mark-up guidelines for non-Trane materials being furnished to meet the project's scope. A combination of these assure that the agency is being provided the correct price for the specified Scope of Work.

- ii. The successful Offeror will be required to sign Appendix D, Exhibit B, OMNIA Partners Administration Agreement prior to Contract award.

Exhibit B, OMNIA Partners Administration Agreement, is provided as Appendix 2.

- iii. Include completed Appendix D, Exhibits F. Federal Funds Certifications and G. New Jersey Business Compliance.

Exhibit F, Federal Funds Certifications, is provided as Appendix 3.

Exhibit G, New Jersey Business Compliance, is provided as Appendix 4.

- iv. If applicable, describe any energy and/or operational saving improvements and cost savings measures.

Trane's approach to energy and operational savings is centered around returning the most value to the customer. Overestimated savings leads to burdensome customer responsibilities and savings shortfalls. Underestimated savings leads to a missed opportunity to capitalize savings. The savings should make sense to maintain for the customer's organization. **In other words, savings should not be a burdensome task to achieve or require an unsustainable departure from existing practices.** Specifically, we stay away from stipulated savings that require unrealistic operational parameters.

Energy Savings

Dollar Savings Calculations: The savings projections generated through software modeling are then correlated to dollars by examining the appropriate utility rates, consumption and demand for a given facility and/or meter.

Utility Rate Structure: Applying the appropriate utility rate structure to the energy consumption calculated from TRACE™ 700 or TRACE™ 3D Plus gives the operating cost of the building. This operating cost is compared to the actual cost obtained from the utility bills. The resulting model is then used as the base model from which energy and cost savings are computed. This report sequentially adds (cascades) the recommended energy conservation measures (ECMs) to the base model to show ECM interaction.

Weather Conditions: The building's existing envelope, internal conditions and schedules, and energy-using systems as described above are input into the TRACE™ 700 or TRACE™ 3D Plus program. The input is interlaced with Typical Meteorological Year (TMY) weather data to calculate annual energy consumption and cost representative of existing conditions. Because weather conditions vary from year to year, the calculated annual energy consumption and cost will not (and should not) exactly match the actual energy consumption over the past year. However, the calculated results should be close in value to the actual consumption and cost.

Mutually Agreed Upon Savings: Another customary practice is to agree upon values for savings parameters, such as occupancy hours or operating conditions. For example, we will sample a lighting fixture's power *before* and *after* the ECMs are installed. Trane and the client will agree upon the facility's operating hours based on data from the site survey. All agreed upon values need to be verified. This is accomplished by comparing *actual conditions* observed during site inspections with the *operating profiles* generated in our computer models.

Baseline Adjustments: Models are built based on a given set of physical and operational attributes for a facility. During the Baseline Year, the facility had a certain footprint area, wall constructions, roof constructions, types of windows, hours of use, lighting types, occupancy rate, was exposed to specific weather patterns, had certain types of internal equipment loads, had specific maintenance activities applied to it, etc. If these attributes change without accounting for those changes within the model, then obviously the model is no longer an accurate representation. When this happens, adjustments need to be made to the model. The customer will be responsible for reporting equipment changes during the M&V period and Trane will work with the client to determine the appropriate timeframe for the reporting periods. As a general rule, these types of baseline adjustments are only applied to ECMs whose savings will be measured by IPMVP Option C.

Operational Savings

Operational savings may be a significant contributor to the economic benefits of a performance contracting project. These savings are generally realized from replacing aging, high-maintenance equipment with newer, more reliable equipment, as well as from applying new technology to manage

plant operations more efficiently. There are three categories to consider when quantifying operational, or non-energy, savings:

- **Direct Cost Avoidance:** Reduction or elimination of existing or planned service contracts, as well as material, supply, and labor expenditures. Trane will work with the client to determine historical costs and future savings associated with ECM upgrades.
- **Indirect Cost Avoidance:** Customer valuation, including such items as redeployed labor resources and reduction in overhead. These are sometimes referred to as “soft savings” and can be included at your direction. Trane general advises our customers against capturing indirect cost avoidance due to the difficulty in tracking and implementation.
- **Future Capital Cost Avoidance:** Future replacement expenditures avoided as a result of new equipment installed. Trane will work with the client to identify and pull forward cost avoidance based on existing capital budgets.

Operational savings are determined and agreed upon by both parties and will not be measured or verified during the guarantee period of the contract. A safety factor would be applied to the overall operational savings number to provide a cushion of safety for the client. As is standard in the energy services industry, operational savings are stated (or stipulated) in the performance contract document and thus require guidance from the client and its owner’s representation.

v. Describe how Offeror responds to emergency orders.

Clients have one 24/7 Trane number to call for all warranty support. The after-hours call center has an escalation process should the primary on-call technician not acknowledge the first call within 15 minutes. If the secondary technician fails to respond in 15 minutes, the area service manager is that contacted. During normal business hours, the service dispatcher will initially assess the call priority. The client has the option to engage with the service manager if they have issues, concerns or questions with the call response or repairs(s) performed.

vi. Describe Offeror’s history and ability to meet service and warranty needs.

Trane’s 100-year history as a trusted provider of superior products and services has resulted in a robust national infrastructure that includes 124 project offices. We deliver and service projects from the Trane offices closest to the project site. Every Trane office is staffed with factory-trained service technicians that provide operational oversight, O&M, service-repair, and installation support. Trane stocks service-repair parts (over 20,000 SKUs per location), equipment, and supplies right in our customer’s communities. Trane actively manages the warranty for the entire project from equipment (regardless of manufacturer) to all work self-performed or by our subcontractors. We do not encumber our clients with any warranty management responsibilities.

Trane deploys the necessary service personnel to help install and start-up any HVAC equipment, maintain warranties, and service over the long-term contract. An Operations/Maintenance (O&M) Repair Manager is assigned to each project to ensure that Trane meets all contractual obligations and oversee local mechanical service technicians. Trane provides locally based, factory-trained technicians to service both Trane systems and those manufactured by other companies.



After a project is built, Trane provides **24/7 service repair/replacement support. Trane offices answer service calls — not third-party contractors. Trane’s truck-based service personnel can promptly respond to any request.** Unlike some providers, these service experts will show up in a Trane van, wearing a Trane uniform. They are direct employees of Trane. Their experience level ranges from journeymen to experienced senior technicians and supervisors – some of whom possess more than 30+ years of HVAC industry experience. Our service technicians are skilled in maintaining and repairing not only Trane equipment, but nearly every manufacturer in the industry.

vii. Describe Offeror’s customer service/problem resolution process. Include hours of operation, number of services, etc.

The process used to expedite a service call to a service repair quotation starts with the initial service request. The Call Center time and date stamps each service call entry as well as informing the project manager, assigned to the account, of the service request. Once the technician is on the job and has identified the problem, he contacts the project manager and explains the problem and the recommended solution. Our project manager will then contact the client’s representative with the verbal repair quotation, estimated time for repair and request for approval. If the repair can be made at the time the technician is at the jobsite, he will be informed to perform the repair; if not, the project manager will inform the client’s representative with the scheduled repair date. All the project managers carry cell phones and are easily reached any time of the day or night. As an added means of assuring client satisfaction, the communication center will call each client location after each scheduled maintenance and quoted repair service. The results of this satisfaction survey are electronically returned to the Trane Project Manager and if further actions are required, they will be immediately addressed. The results are compiled and submitted for the client’s review on a predetermined time frame.

The process used to expedite a service call to a service repair quotation starts with the initial service request. The Call Center time and date stamps each service call entry as well as informing the project manager, assigned to the account, of the service request. Once the technician is on the job and has identified the problem, he contacts the project manager and explains the problem and the recommended solution. Our project manager will then contact the client’s representative with the verbal repair quotation, estimated time for repair and request for approval. If the repair can be made at the time the technician is at the jobsite, he will be informed to perform the repair; if not, the project manager will inform the client’s representative with the scheduled repair date. All the project managers

carry cell phones and are easily reached any time of the day or night. As an added means of assuring client satisfaction, the communication center will call each client location after each scheduled maintenance and quoted repair service. The results of this satisfaction survey are electronically returned to the Trane Project Manager and if further actions are required, they will be immediately addressed. The results are compiled and submitted for the client's review on a predetermined time frame.

The **after-hours call center has an escalation process** should the primary on-call technician not acknowledge the first call within 15 minutes. If the secondary technician fails to respond in 15 minutes, the area service manager is that contacted. During normal business hours, the service dispatcher will initially assess the call priority. The client has the option to engage with the service manager if they have issues, concerns or questions with the call response or repairs(s) performed.

viii. Describe Offeror's invoicing process. Include payment terms and acceptable methods of payments. Offerors shall describe any associated fees pertaining to credit cards/p-cards.

Trane will invoice for Contract Price on a monthly basis for all materials and equipment delivered to the Premises (or, as applicable, to an off-site storage facility) and for all installation, labor and services performed during the billing period; Customer shall pay all amounts due upon receipt of the invoice and any invoice not paid within forty-five (45) calendar days of its date shall be past due. All amounts outstanding ten (10) calendar days beyond the due date shall bear interest payable to Trane at the maximum allowable legal rate, retroactive to the due date.

Trane accepts wire transfer, check, money order, credit card, and P-card payments.

x. Describe Offeror's contract implementation/customer transition plan.

Trane will send to our existing customer list a direct mail piece within 30 days of contract award. The Trane National Cooperative team will then set up meetings in all appropriate regions for all U.S. Communities members within 60 days of contract award. We will encourage attendance by advertising in advance and include lunch and door prizes. Meeting purpose will be to re-introduce Trane and this contract via a formal presentation with questions and answers. Trane and US Communities representatives will participate in these meetings:

x. Describe the financial condition of Offeror.

Financial Position

Trane Technologies is a \$14B public corporation with a strong investment grade rating as indicated by Moody's and S&P (Baa2/BBB). Thus, our financial strength allows us to meet our energy performance guarantees. Trane entered 2022 with record backlog of \$5.4 billion, up 88% from 2020. Trane has and can use escrow accounts where needed with scheduled construction draws as appropriate. Trane's audited annual report—and other financial documents—can be viewed at the following web address: <https://investors.tranetechnologies.com/financial-information/financial-summary/default.aspx>.

xi. Provide a website link in order to review website ease of use, availability, and capabilities related to ordering, returns and reporting. Describe the website's capabilities and functionality.

Products and services quoted/fulfilled under the cooperative contract guidelines are project specific and handled directly by the Commercial Sales Offices. Because of this, online ordering and updates are not available to participating agencies.

Trane does offer online access to information through ComfortSite which requires a login and password (provided to a customer by a local Trane Parts location) and provides free access to technical tools and information, literature, parts identification tools, online ordering and online warranty and credit request entry. Our parts identification tool has search options for model, serial, part, vendor part, description and more. Information returned includes parts lists, graphics, where used information, supersede information, literature, warranty information and sales order information. Literature and graphics can easily be printed or emailed, and parts lists exported to Excel. Customer pricing and availability is also in the tool, and items can be added to the cart with one click. Orders submitted online flow to the local Parts location for fulfillment. In addition to these options, Comfortsite also allows Owners the ability to manage local parts inventory, equipment replacement plans and schedule services

xii. Describe the Offeror's safety record.

Safety Approach



Trane's incident (OSHA) rates are consistently 67-86% below the industry average and safety planning is woven into Trane's Construction/Installation Approach. Each project team includes a dedicated Environmental, Health and Safety (EH&S) Specialist. This position is organizationally-independent and has the authority to stop work—or material in process—that does not meet quality installation and safety standards. The EH&S Manager is responsible for standards (procedures, programs, and guidance) and compliance throughout all phases of ESPC delivery.

Trane's assigned Project Manager works with the EH&S Specialist to draft, finalize, and submit a project-specific Safety Plan that supports the project's design intent and system performance requirements. This plan is outlined and written in partnership with the client to ensure that Safety parameters align with their organization-specific requirements and guidelines. The Safety Plan describes roles and responsibilities for project team members and details Trane's Integrated Safety Management System (ISMS) approach to prevent accidents. The ISMS places the emphasis on management responsibility for safety. A central premise is that work planning starts with a focus on the nature of the project performed and assessment of the hazards involved in each step required to complete the project. The ISMS also details Trane's Accident/Injury Investigation documentation and reporting process. Safety notification details are provided in the plan as well as who will be notified, how they will be notified, and how frequently they will be notified (most clients want to be notified within 24 hours of any injuries, accidents, property damage, etc.).

During the Construction/Implementation Phase, the EH&S Specialist is involved in monthly review meetings to ensure unbiased assessments of the health of the project. The EH&S Specialist r works with onsite personnel to monitor EH&S programs and ensure compliance with Trane’s Safety program and Federal, state, and local regulatory requirements. He/she oversees that the site safety inspections, audits, site safety action register, reporting, and personnel safety training are accurate and up to date.

Trane pre-screens and qualifies subcontractors to fully vet their safety records and ratings, citation history for the last five years, OSHA logs for the past three years, history of payment to vendors, financial viability, bonding capacity, proof of insurance, review of their company safety policy including employee commitment and involvement, worksite analysis, hazard control and training. Trane’s EMR scores are provided below:

Effective Date	Experience Modification Factors
April 17, 2022 – April 17, 2023	0.61
April 17, 2021 – April 17, 2022	0.59
April 17, 2020 - April 17, 2021	0.60
April 17, 2019 - April 17, 2020	0.55

Tab 4 – Qualification and Experience

Firm History & Corporate Office Location

i. Provide a brief history of the Offeror, including year it was established and corporate office location.

Trane U.S. Inc. (Trane), a wholly owned subsidiary of Trane Technologies (NYSE: TT), provides systems and services that enhance and leverage the infrastructure of our clients to provide quality, comfort, strong financial impacts, and sustainable outcomes of buildings around the world. Trane's 100-year history as a trusted provider of superior products and services has resulted in a global network of project offices and service/parts locations.

Trane's corporate office is located at 800-E Beaty Street, Davidson, NC 28036.

Trane began in 1885 as a family plumbing business in La Crosse, Wisconsin and **became the Trane Company in 1913**. Over the next hundred years, Trane established its position as a pioneer in climate control. In 1931, the company patented its first air conditioner. Seven years later, Trane launched Turbovac, a new type of water chiller that fundamentally altered the industry's approach to large-building air conditioning systems. These early innovations paved the way for Trane's industry-leading commercial air conditioner, CenTraVac™— the highest efficiency, lowest emissions, most reliable chiller on the market. Throughout the second half of the Twentieth century, Trane expanded its offerings to customers. With the acquisition of Sentinel Electronics in the late 1970s, and General Electric's Central Air Conditioning Division in 1982, Trane expanded both its residential and energy management offerings and entered the building automation system market. In 1984, American Standard Companies, Inc., acquired the Trane Company, and four years later, launched the American Standard Heating & Air Conditioning Brand. Throughout the 1990s and early 2000s, the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®)

Trane's Strengths

30 years of experience on a national cooperative

100+ years in business

Hold **#1 or #2 market positions** in all our business lines globally as a corporation

Experienced sales force, 12 Regions / **124 offices** across the U.S. able to do business in **all 50 states**

700+ LEED APs, **182** Professional Engineers, and **240** Certified Energy Managers

Active in ASHRAE, BOMA, USGBC. **Trane engineer is current president of ASHRAE.**

Nationally Accredited Energy Service Provider (ESP) with NAESCO for 18 years

Leader in industry training - proven through **NC3 Sponsorship** (National Coalition of Certification Centers)

Product Innovation: chiller design, applications company, IAQ company, thermal energy - comprehensive

Trane Vision: A World of Sustainable progress and enduring results

Trane Purpose: We advance the quality of life by creating comfortable, sustainable, and efficient environments

Customer for Life Mentality

Dedicated Commitment to **Safety** – Experience Modification Rate of 0.61

Commitment to **Sustainability** – Center for Energy Efficiency & Sustainability (CEES)

Energy Services & Controls concentrated offerings

building rating program grew—which influenced building, system, and product design. In addition, control system integration and capabilities increased due to ASHRAE Standard requirements as well as the desire to reduce system energy use.

Trane became a qualified U.S. Department of Energy ESCO in 1999. Since that time, Trane has managed energy services performance contracting (ESPC) programs for federal government agencies, including the Department of Energy, Department of State, Navy, Army, Air Force, and the General Services Administration. Trane's Federal ESPC portfolio includes \$641 million in DOE ESPC projects. In 2004, Trane became a NAESCO Accredited Energy Service Provider. By 2007, annual air conditioning sales and services topped \$7.4 billion. Trane, Inc., became a public entity after American Standard Companies divested other portions of its business. In December 2007, it was announced that Trane would merge with Ingersoll Rand. The merger became final in June of 2008. System and product investment and introduction continued during this time as the company again responded to customer and standard requirements, as well as the impact of the sustainability movement. Trane's Renewable and Resilient Energy and Power Systems Team focused on developing Smart Grid, Solar Power, Wind Power, and Generator capabilities. In 2013, Trane launched a series of commercial products that reduce carbon emissions by 99.9%. After completing a successful Reverse Morris Trust Transaction with former parent company Ingersoll Rand in March 2020, Trane Technologies and is now listed on the New York Stock Exchange.

Trane's History with Cooperative Contracting

Trane has been participating in regional and national public sector cooperative purchasing contracts since 1998. Originally managed through the Hunton Trane office, the first contract was awarded from TCPN (Texas Cooperative Purchasing Network) and ESC Region 4 and lasted until 2002. At that time, Trane U.S. was awarded a second contract from TCPN and ESC Region 4. These contracts were awarded based on best value and included all the products and services available from the Company at that time. Beginning in 2005, Trane was awarded our third contract from TCPN (Contract R4668) and was in effect through 2010. Beginning in 2010, Trane was awarded our fourth contract from TCPN (R5045) which ran a total of 7 years in duration. Finally, in 2015, Trane was given another contract under TCPN (R150502) which lasted until 2019. For over 20 years, Trane was a vendor in good standing with TCPN and provided exceptional value and services to agencies piggybacking onto the contracts.

In 2015, Trane also began a relations with Harford County Public Schools and U.S. Communities with the award of 15-JLP-023. This contract ran in parallel with the TCPN award but was deemed the primary contract for use in North America. This contract was applicable in all 50 states and pertained to both the Company owned and independent commercial franchise offices. This contract was fully executed through its 7-year potential plus an additional 6 months. In this time, Trane has seen exceptional year over year growth, delivering value to agencies utilizing the contract.

Trane was also awarded and Energy Services Contract from the Port of Portland and U.S. Communities. This contract, #1153, was initially awarded in 2017 and will run through 2023. At that time, the Port of Portland has the option to extend this contract for an additional five-years. Under this contract,

agencies have the ability to secure Energy Services or Performance Contracting from Trane, improving their facility operational costs and savings.

Trane has demonstrated our ability to perform in the public sector markets using public procurement contracts similar to this RFP. We are anxious to help agencies achieve the same results utilizing this contract vehicle.

Reputation

ii. Describe Offeror's reputation in the marketplace.

iii. Describe Offeror's reputation of products and services in the marketplace.

Trane Technologies is a \$14B public corporation with a strong investment grade rating as indicated by Moody's and S&P (Baa2/BBB). Trane first received NAESCO Accreditation in 2004 and is one of only 13 NAESCO Accredited Energy Service Providers. The ESP designation is defined as:

"The technical and managerial competence to provide energy supply through the development and implementation of build/own/operate distributed generation, cogeneration or combined heat and power (CHP) projects or the firm contracting energy supply."

Trane has a reputation among professional reviewers for producing high-quality, reliable HVAC equipment. Trane's quality comes at a price, though, as its air conditioners, heat pumps, and furnaces are some of the most expensive on the market. Trane is listed as one of the **Best HVAC Companies of 2023** by US News and World Report.

Trane has received multiple awards, including the Federal Energy Management Program Award of the Year and the Presidential Award for Leadership in Federal Energy Management. Additional awards/recognitions include:

- 2022, Fortune magazine World's Most Admired Companies — 10th consecutive year
- 2022, **Lifestory Research "America's Most Trusted® HVAC Brand"**—8th consecutive year
- 2021, Forbes America's Best Employers for Diversity in America
- 2021, **Top Supplier Diversity Programs, U.S. Veterans Magazine's (USVM) annual Best of the Best list**



Accredited NAESCO since 2004. One of only 13 NAESCO Accredited Energy Service Providers (ESP).



Qualified Department of Energy ESCO since 1999 and DOE IDIQ ESPC contract holder.



Committed to reducing one gigaton of carbon emissions from our customers' footprint by 2030 – the largest B2B customer climate commitment.



Included on World's Most Admired Companies list by Fortune Magazine – 10th consecutive year.



Recognized as Top Supplier Diversity Programs by U.S. Veterans Magazine.



Named America's Most Trusted® HVAC brand by Lifestory Research® – 7th consecutive year.

- 2020, Top Veteran-friendly Company, U.S. Veterans Magazine's (USVM) annual Best of the Best list—3rd consecutive year
- 2020, Dow Jones Sustainability North America Index (DJSI)—10th consecutive year
- 2020, Consulting Engineer Product of the Year, BAS, Controls, Energy Management – Building Connect+
- 2020, 3BL Media, 100 Best Corporate Citizens—7th consecutive year
- 2020 SECNAV Energy Award for the Small Shore Base category, Naval Undersea Warfare Center Keyport ESPC
- 2020 Federal Energy and Water Management Award for its Off-Grid Energy Savings Performance Contract (ESPC) ENABLE Project, U.S. Forest Service ENABLE ESPC
- 2019, **Business Intelligence Group (BIG), Green Company of the Year**, Manufacturing and Technology category
- 2019, **Urban Green Council (UBC), Partner of the Year**
- 2019, World Environment Center Gold Medal Award for International Corporate Achievement in Sustainable Development
- 2019, named to the FTSE4 Good Index Series that measures the performance of companies demonstrating strong environmental, social and governance (ESG) practices—5th consecutive year.
- 2019, FEMP Annual FEDS Spotlight recipient, Lara Buluc, Co-Project Manager, USDA First Off-Grid ESPC ENABLE project, U.S. Forest Service ENABLE ESPC
- 2019 Regional Forester's Honor Awards "ENABLE Off-Grid Mobile Solar PV & LED Lighting Project", U.S. Forest Service ENABLE ESPC
- 2019, Dow Jones Sustainability World and North America Indices (DJSI)—9th consecutive year
- 2019, Corporate Responsibility Magazine, Ranked 60th, 100 Best Corporate Citizens List—6th consecutive year
- 2019, Corporate Knights Global 100 Most Sustainable Corporations Index
- 2019, Alliance to Save Energy, STAR Award for Doubling Down on Efficiency

Key Employees

iv. Describe the experience and qualification of key employees.

Figure 4: Experience and Qualifications of Key Employees

Key Employee	Experience	Qualifications/Education
Greg Spencer Strategic Cooperative Program Leader	Years of Experience: 42 Years at Trane: 42	Education: Texas Tech University, B.S., Mechanical Engineering

Chris Teller Strategic Cooperative Regional Program Manager	Years of Experience: 25 Years at Trane: 18	Education: Global MBA, Kelley School of Business, Indiana University, BS, Marine Transportation, International Business, State University of New York Maritime College
Jeremy Lee Strategic Cooperative Regional Program Manager	Years of Experience: 19 Years at Trane: 19	Education: B.S., Industrial Engineering and Management, Oklahoma State University
Tina Bossen Strategic Cooperative Regional Program Manager	Years of Experience: 26 Years at Trane: 4	Education: MBA, International Business, University of Phoenix, B.S., Communication/Business, University of Nebraska

Relevant Experience

Describe Offeror's experience working with the government sector.

Government Sector

Trane has been a qualified DOE ESCO since 1999 and has managed large, complex projects for the Federal government at military installations in the U.S. and abroad. Our Federal clients use a program called the Contractor Performance Assessment Reporting System (CPARS) to evaluate project performance. The CPARS ratings are: Exceptional, Very Good, Satisfactory, Marginal, and Unsatisfactory. Satisfactory is defined as meeting all contractual requirements. Over 15 years, Trane has received 61 CPARS reviews totaling 261 ratings for our federal ESPC projects. This includes projects in the IGA, Implementation, and Performance phases. Trane's current overall ratings are very high with 94.25% of ratings indicating we met or exceeded contractual requirements, and **98% of Assessing Officials recommending Trane for similar future work.** We continually review any issues that may exist and drive to a resolution and improvement with each client to ensure we maintain and continuously improve these ratings. This process of continuous improvement is a part of our normal business operations and is critical to the success of each project.

In addition, Trane has had our GSA Schedule Contracting vehicle for over 20 years. Since 2018, 46.7% GSA Schedule awards have been to state/local agencies, and we have a total of \$400M in awards under our MAS contract. **100% of Contracting Officers recommend Trane based on GSA Schedule order past performance** which is also evaluated via formal CPARS evaluations.

Our excellent record of performance is also demonstrated by the fact that Trane has been hired for six follow-on ESPC projects at three DOD locations and our Federal ESPC projects have achieved a 30% average energy reduction from baseline. Trane has received multiple awards, including the Federal Energy Management Program Award of the Year and the Presidential Award for Leadership in Federal Energy Management. Our recent Federal ESPC awards/recognitions include:

- 2020 SECNAV Energy Award for the Small Shore Base category, Naval Undersea Warfare Center Keyport ESPC
- 2020 Federal Energy and Water Management Award for its Off-Grid Energy Savings Performance Contract (ESPC) ENABLE Project, U.S. Forest Service ENABLE ESPC
- 2019, FEMP Annual FEDS Spotlight recipient, Lara Buluc, Co-Project Manager, USDA First Off-Grid ESPC ENABLE project, U.S. Forest Service ENABLE ESPC
- 2019 Regional Forester's Honor Awards "ENABLE Off-Grid Mobile Solar PV & LED Lighting Project", U.S. Forest Service ENABLE ESPC

Representative State/Local Government projects are summarized in the table below.

Figure 5: Representative Municipal and Mixed-Use Government Facilities—Past 10 Years

Project Name	Total Contract Value	Year Booked	ECMs
City of Livingston, CA	\$2,897,000	2019	Solar PV system at four facilities, LED lighting upgrades, HVAC replacements, variable frequency drives, irrigation upgrades
City of Bardwell, TX	\$1,030,000	2019	Water Meter Replacement, Gas Meter Replacement/Retrofit, Electric Meter Replacement, Lighting, HVAC
City of Fenton, MO	\$2,503,483	2019	HVAC and controls upgrades, Lighting upgrades, building envelope, boiler plant system upgrades,
City of McKenzie, TN	\$1,941,854	2019	Lighting (interior, exterior and street), AMR Meters, Thermostats, HVAC, Fans
City of Olive Hill	\$9,297,873	2019	Water Meters, Leak Reduction, Streetlight Upgrade to LED
Dona Ana County, NM	\$4,647,712	2019	Lighting, HVAC, Controls, Laundry Ozone, CHP, PV Solar
Sarasota County, FL	\$5,869,918	2019	Central Utility Plant
State of New Mexico	\$31,056,856	2019	Lighting upgrades, HVAC and Controls upgrades, Building Envelope Upgrades, Transformer Upgrades, PV Solar Systems, Data Center Upgrade,

Yolo County, CA	\$10,065,791.00	2019	Like-for-Like Water Cooled Chiller (4)
Bowie County, TX	\$1,487,875	2018	LED Lighting, Controls, water conservation
City of Greenville, SC	\$7,365,924	2018	Water Metering/Sewer, Pumping Optimization, New Water Plant, Lighting, Misc. HVAC
City of Sunset Hills, MO	\$982,744	2018	HVAC, BAS, Building Envelope, UV filtration, Lighting,
Detroit Lakes Community Center, MN	\$1,810,678	2018	Envelope Sealing, BAS controls upgrade, Lighting, Water, Mechanical, Ice storage
<u>South Carolina Dept. of Transportation, Columbia, SC</u>	\$4,534,760	2018	Water-cooled chiller plant / high-efficiency boiler plant
City of Danville, KY	\$8,032,000	2017	Water/Sewer Metering, Lighting, Controls, HVAC
City of Paris, TN	\$2,425,850	2017	Interior / Exterior / Street Lighting LEDs, HVAC, Wireless Thermostats, Retro commissioning, VFDs
City of Rockwood, TN	\$313,420	2017	Lighting, weather stripping,
Fluvanna County and Schools, VA	\$7,398,098	2017	Lighting, HVAC, Controls, Building Envelope, Steam Piping Insulation
Macon County, GA	\$720,258	2017	Lighting, HVAC units, Thermostats
Georgia World Congress Center	\$27,859,612	2017	New Central Plant, Energy Management System, Lighting, Retro-commissioning
City of Fulton, MO	\$5,821,733	2016	Lighting, Water Meter Replacement, Natural Gas Procurement, Wastewater Treatment Plant
City of Hickman, KY	\$2,464,433	2016	Citywide Water & Gas Meter Replacement, Automated Meter Reading, Roadway LED Lighting, New SCADA Controls Optimization at Water Treatment Plant
City of Monroe WWTP, NC	\$3,709,393	2016	Aeration system upgrade, Aerobic digester upgrades, Disk thickener, Odor control, Eliminate air leak, Replace primary clarifier mechanisms, Replace secondary clarifier, Replace digester blowers, Replace mixed liquor channel aeration piping

Lakehaven Utility District - Lakota WWTP, WA -	\$3,134,530	2016	Ph II: UV System Upgrade/Replacement
Oro Valley Community Center, AZ	\$419,677	2016	HVAC & EMS retrofit, Lighting, swimming pool system upgrades, water conservation
Sullivan County Commissioners Office, PA	\$698,215	2016	Propane boilers, Lighting, BAS, Building envelope, Replace ERU, Replace chiller, Plug load
Virginia DMME Big Stone Gap, Phase 2, VA	\$574,699	2016	Lighting, Boiler Replacement, Chiller Replacement, LP Fueling Station Installation
Virginia Retirement System, Richmond VA	\$2,417,033	2016	HVAC, Lighting, Water
Washington County Gov't, AL	\$1,093,239	2016	Lighting, HVAC upgrades, Controls, Water
City of Sultan, WA	\$2,061,885	2015	Potable water booster pump station upgrade
Dickinson County, MI	\$880,135	2015	Lighting, HVAC, Motors, Chillers. Controls
Kitsap County WWTP, WA	\$2,642,699	2015	New Thickening System, WWTP PLC system upgrade
Knox County Government, TN	\$10,514,141	2015	Lighting, Controls, WiFi Thermostat, Retro-commissioning, Building Envelope, Water Cons, Vending Miser, VFD, HVAC upgrades, Waste Oil Heater, Splash Pad Controls, Irrigation Controls
<u>Sumter County, SC</u>	\$5,077,525	2015	HVAC, Lighting, Controls
Town of Macedon, NY	\$914,700	2015	Lighting, controls, building envelope
<u>Robertson County, Springfield, TN</u>	\$2,833,760	2014	Air Handling Solutions, Energy Management & Controls, Packaged & Split Solutions
City of Lynn, MA Phases 1-7	\$27,967,623	2012 (first phase)	New Boilers, New Chiller, BAS Upgrades, New HVAC Equipment, VFD Retrofits, Pool Cover, Pipe Insulation, Walk-in Controls, and Building Envelope Improvements

K-12 Sector

The average student spends more than a quarter of their K-12 life – 14,040 hours – in school¹. Many schools face facility-related challenges including aging infrastructure, increased operational costs, and rising energy prices. The 2021 American Society of Civil Engineers' Infrastructure Report Card² rates our nation's school facilities in D+ condition, and a 2020 U.S. General Accountability Office survey of school districts:

- 53% of schools need to spend money on repairs, renovations, and modernizations to bring their infrastructure into good condition.
- 40% of schools don't have a facilities plan for long-term maintenance and upgrades.
- 41% of district heating, ventilation, and air conditioning (HVAC) systems have significant issues and need to be repaired or replaced.

Trane has worked with school districts across the country to design, build, operate, and maintain facility upgrades now using future energy savings.

Trane's energy solutions optimize academic environments, reduce energy and operational costs, and improve sustainability. We will work with your district to implement an energy efficiency and indoor air quality (IAQ) strategy that improves the performance and comfort of students, teachers, and staff.



"49 percent of fourth graders and 53 percent of eighth graders attend schools where buildings need repair. Evidence shows that students' learning outcomes are significantly affected by their learning environments."¹

~ National Center for Education Statistics

1. <https://www.nsba.org/ASBJ/2021/august/safe-and-healthy-buildings#:~:text=According%20to%20the%202019%20NAEP,affected%20by%20their%20learning%20environments>



"Schools that pursue an ESPC can reduce their energy consumption by an average of 23 percent for major HVAC equipment replacement and 21 percent for combinations of other low-cost improvements in hot water production, lighting, and refrigeration."⁵

~ U.S. Department of Energy

Over the past five years, Trane's guaranteed, public school performance contracting portfolio totals more than \$595M in total contract value. Relevant experience is provided below.

¹ https://nces.ed.gov/surveys/sass/tables/sass0708_035_s1s.asp

² <https://infrastructurereportcard.org/cat-item/schools/>

Figure 6: Representative K-12 Energy Projects—Past 10 Years

ST	Project	Project Size	Project	Project Size
AL	Thomasville City Schools, Thomasville, AL	\$3,490,088	Dothan City Schools Phases 1-4, Dothan, AL	\$25,384,839
CA	Bakersfield City School District Phase 2, Bakersfield, CA	\$2,223,994	LAUSD - Pomelo Community Charter ES, Los Angeles, CA	\$243,329
	Central School District Phase 2, Rancho Cucamonga, CA	\$4,690,950	LAUSD - Portola MS, Los Angeles, CA	\$1,492,912
	LAUSD - Calabash Charter Academy ES, Los Angeles, CA	\$156,688	LAUSD - Reed MS, Los Angeles, CA	\$1,081,918
	LAUSD - Colfax Charter ES, Los Angeles, CA,	\$249,441	LAUSD - Riverside Drive Charter ES, Los Angeles, CA	\$254,190
	LAUSD - Enadia Way Technology Charter ES, Los Angeles, CA	\$104,437	LAUSD - Sutter MS, Los Angeles, CA	\$1,317,220
	LAUSD - Hale Charter Academy MS, Los Angeles, CA	\$508,483	LAUSD - Verdugo Hills HS, Los Angeles, CA	\$1,843,336
	LAUSD - Hamlin Charter Academy ES, Los Angeles, CA	\$188,590	LAUSD - Vista MS, Los Angeles, CA	\$1,467,794
	LAUSD - Haynes Charter for Enriched Studies ES, Los Angeles, CA	\$225,709	LAUSD - Welby Way Charter ES, Los Angeles, CA	\$246,279
	LAUSD - Justice Street Academy Charter ES, Los Angeles, CA	\$208,208	LAUSD - Woodlake Elementary Community Charter, Los Angeles, CA	\$244,582
	LAUSD - Lawrence MS, Los Angeles, CA	\$991,616	LAUSD - Woodland Hills Academy MS, Los Angeles, CA	\$691,612
	LAUSD - Lockhurst Drive Charter ES, Los Angeles, CA	\$244,333	LAUSD - Woodland Hills Charter for Enriched Studies ES, Los Angeles, CA	\$215,270
	LAUSD - Madison MS, Los Angeles, CA	\$1,227,973	Rialto Unified School District Phase 4, Rialto, CA	\$14,527,952
	LAUSD - Millikan Charter MS, Los Angeles, CA	\$463,214	Whittier Union School District, Whittier, CA	\$3,122,640
CO	Adams County School District 14	\$5,141,020		
DE	Indian River School District, Selbyville, DE	\$7,327,920	Colonial School District, Wilmington Manor, DE	\$7,675,937

IL	Columbia Community Unit School District 4, Columbia, IL	\$2,840,800	Cook County School District 104, Summit, IL	\$3,801,008
	Paw Paw Community Unit School District No271, Paw Paw, IL	\$519,972		
IN	Lafayette Jefferson High School Phase 5 - Classroom Phase 3-5, Lafayette, IN	\$8,250,135	Lafayette Jefferson High School PH 2- MEP Upgrade, Lafayette, IN	\$2,594,994
	Lafayette Jefferson High School PH 4-Classroom PH2, Lafayette, IN	\$2,455,668	Lafayette Career Academy, Lafayette, IN	\$5,694,934
	Lafayette Jefferson High School Ph3 -Classroom PH1, Lafayette, IN	\$2,335,752	Lafayette Jefferson High School Phase 1 - Central Plant, Lafayette, IN	\$2,724,548
KS	Shawnee Mission School District 2021 PH1, Shawnee Mission, KS	\$8,672,779	USD 436 Caney Valley School District, Caney, KS	\$3,943,214
	Shawnee Mission USD 512, Ph VI, Shawnee Mission, KS	\$1,102,518	Shawnee Mission USD 512 Phase IV (2018), Shawnee Mission, KS	\$5,798,698
	Shawnee Mission USD 512, Ph V, Shawnee Mission, KS	\$4,311,755	Pittsburg Unified School District 250, Pittsburg, KS	\$5,510,000
KY	Calloway County Board of Education PH 2, Murray, KY	\$10,983,000	Butler County Schools PH 3, Morgantown, KY	\$1,582,000
	Barren County Board of Education, Glasgow, KY	\$14,230,000	Franklin County Schools, Frankfort, KY	\$9,320,500
	Frankfort Independent Board of Education Phase 2, Frankfort, KY	\$834,400	Bullitt County Schools PH 2, Shepherdsville, KY	\$9,766,000
	Clinton County Board of Education Ph. 2, Albany, KY	\$2,673,000	Henderson County Schools, Henderson, KY	\$3,920,000
	Scott County Schools, Georgetown, KY	\$6,988,300	Knox County Board of Education PH 2, Barbourville, KY	\$4,537,000
	Muhlenberg County Schools PH II, Powderly, KY	\$9,797,200	LaRue County Schools, Hodgenville, KY	\$4,613,000
	Perry County Schools, Hazard, KY	\$6,587,000	Logan County Board of Education PH 2, Russellville, KY	\$8,176,320

MA	Attleboro Public Schools, Attleboro, MA	\$5,904,429	Dighton-Rehoboth Schools PH V, North Dighton, MA	\$3,101,837
	Norton Schools, Norton, MA	\$12,000,000	Dighton Rehoboth Schools PH IV, North Dighton, MA	\$3,414,056
	Tri-County Regional Vocational -Technical High School, Franklin, MA	\$6,993,017	Dighton Rehoboth Regional School District PH III, North Dighton, MA	\$5,343,682
	Ashburnham Westminster RSD, Ashburnham, MA	\$4,355,202		
MI	Morenci High School, Morenci, MI	\$1,847,258	Ypsilanti Community Schools, Ypsilanti, MI	\$1,997,860
	Holt School District, Holt, MI	\$2,982,822	Sturgis Public Schools, Sturgis, MI	\$1,083,072
	Crestwood School District, Dearborn Heights, MI	\$2,541,213	Vassar Public Schools, Vassar, MI	\$1,796,441
	Alpena Public Schools, Alpena, MI	\$7,049,644	Flushing Community Schools, Flushing, MI	\$2,975,547
MO	Clinton School District, Clinton, MO	\$466,537	Wentzville School District, St. Louis, MO	\$13,752,650
	Central R-3 School District, Park Hills, MO	\$1,234,803	Parkway School District 2018, Chesterfield, MO	\$3,780,394
	Holton Public Schools, Holton, MO	\$884,172	Normandy School District, St. Louis, MO	\$2,254,154
	Parkway School District Geothermal Phase 1, Chesterfield, MO	\$1,336,870		
MS	Tishomingo County Schools Ph 1, Luka, MS	\$1,169,184		
NC	Caldwell County Schools, Lenoir, NC	\$6,420,000	Alamance-Burlington School System, Burlington, NC	\$7,922,025
	Kannapolis City Schools, Kannapolis, NC	\$3,471,078		
NE	Exeter-Milligan Public Schools, Exeter, NE	\$612,850		
NH	Lebanon Schools (SAU 88), Lebanon, NH	\$3,888,214		
NY	Camden Central School District, Camden, NY	\$1,994,378	Forestville Central School District, Forestville, NY	\$715,509

	Cayuga-Onondaga BOCES, Auburn, NY	\$2,693,161	Johnson City Central School District, Johnson City, NY	\$3,128,615
	Marathon CSD, Marathon, NY	\$789,623	Port Byron CSD Pact, Port Byron, NY	\$855,000
	Frewsburg Central School District, Frewsburg, NY	\$1,053,150		
PA	Curwensville Area School District, Curwensville, PA	\$1,996,258	West Greene School District, Waynesburg, PA	\$1,376,956
	Central Greene School District, Waynesburg, PA	\$2,600,000	Clairton City School District, Clairton, PA	\$1,986,764
	West Jefferson Hills School District, Jefferson Hills, PA	\$2,968,700	Central Dauphin SD Lawnton ES, Harrisburg, PA	\$4,083,000
	Wyomissing Area School District - Jr. Sr. High Phase 2, Wyomissing, PA	\$4,890,000	Central Dauphin School District - Administration Bldg., Harrisburg, PA	\$3,541,000
SC	Sumter County Schools, Sumter, SC	\$15,341,454		
TN	Perry County Schools Ph 2, Linden, TN	\$4,472,994	Grainger County Schools, Rutledge, TN	\$1,844,060
	Knox County Schools Lighting, Knoxville, TN	\$26,123,600	Williamson County Schools Phase 2B & 2C, Franklin, TN	\$17,759,965
	Hawkins County Schools, Rogersville, TN	\$4,966,890	Campbell County Schools PH II, Jacksboro, TN	\$1,488,878
	Maury County Schools Ph 2, Columbia, TN	\$1,073,096	Robertson County Schools, Springfield, TN	\$9,565,393
	Obion County Schools, Union City, TN	\$6,188,077	Lenoir City Schools, Lenoir City, TN	\$4,866,924
	Manchester City Schools Board of Education, Manchester, TN	\$610,502	Maury County Schools PH II, Columbia, TN	\$2,945,088
	Cannon County Schools, Woodbury, TN	\$2,021,390	Haywood County Schools, Brownsville, TN	\$4,664,737
	Union City Schools, Union City, TN	\$5,753,734	Williamson County Schools PH I, Franklin, TN	\$9,947,264
	Benton County Schools, Camden, TN	\$1,956,827		
VA	Pittsylvania County Schools Ph3, Chatham, VA	\$3,532,028	Rockbridge County Public Schools, Lexington, VA,	\$6,267,102
	Stafford County Public Schools, Stafford, VA	\$10,650,651	Mecklenburg County Public Schools, Boydton, VA,	\$1,331,562

	Roanoke City Public Schools Phase 2, Roanoke, VA	\$16,492,371	Danville Public School District (VA), Danville, VA	\$4,153,718
	Powhatan County Schools, Powhatan, VA	\$3,273,602	Fluvanna County and Schools, Palmyra, VA	\$7,398,098
	Halifax County Public Schools, Halifax, VA	\$1,360,863		
WI	Hayward Community School District, Hayward, WI	\$7,615,182	Rosendale-Brandon School District, Rosendale, WI	\$6,741,600
	Racine Schools Phase 4, Racine, WI	\$12,709,183	Whitnall Phase I, Milwaukee, WI	\$1,625,767
	Prescott School District, Prescott, WI	\$3,864,040		

Litigation

vi. Describe past litigation, bankruptcy, reorganization, state investigations of entity or current officers and directors

Trane U.S. Inc. is a large multi-billion-dollar company and, as such, becomes involved in claims and disputes that arise in the ordinary course of its businesses. Company-wide compiled data of this scope is not readily available, and this information cannot be accurately ascertained without extensive and burdensome research. However, no such dispute or litigation is likely or expected to adversely affect Trane's ability to perform hereunder. Trane has no bankruptcies or state investigations of entity or current officers or directors. Trane has not changed ownership in the past 10 years.

Customer References

vii. Provide a minimum of 5 customer references relating to the products and services within this RFP. Include entity name, contact name and title, contact phone and email, city, state, years serviced, description of services and annual volume.

Reference 1: Roanoke City Schools Comprehensive Solutions

Company: Roanoke City Schools Comprehensive Solutions Projects (OMNIA)

Address: 3601 Ferncliff Avenue NW, Roanoke, VA 24017

Contact Person: [REDACTED]

Phone: [REDACTED]

Email address: [REDACTED]

Description of project:

HVAC Equipment and Products:

- Installation of VRF system at Noel C. Taylor Academy and Fishwick Middle School
- Rooftop unit replacement at Forest Park Academy
- Boiler replacement at Roanoke Academy for Math and Science and Lucy B. Addison M.S.
- Chiller replacement at Roanoke Academy for Math and Science
- Chiller and cooling tower replacement at Lucy B. Addison Middle School
- VFDs on condenser water pumps at high schools
- Gym cooling at Lucy B. Addison M.S., Madison M.S, Garden City E.S., and Westside E.S.

Installation and Services

- Lighting upgrades including energy efficient internal and external LED lighting
- Building envelope upgrades
- Water conservation upgrades

Related Products, Solutions, and Other Services:

- Controls upgrades including Trane Intelligent Services
- Financial services
- Training
- Educational services

Reference 2, City of Mesa Parks HVAC Equipment/Products & Installation

Company: City of Mesa Parks, Recreation and Community Facilities Projects (OMNIA)

Address: P.O. Box1466 | 4444 | Mesa, Arizona, 85211

Contact Person: [REDACTED]

Phone: [REDACTED]

Email address: [REDACTED]

HVAC Equipment and Products:

- New Chillers in several different buildings
- New HVAC equipment

Installation and Services

- Turnkey building mechanical retrofits
- Street lighting retrofits
- Closed Circuit TV (CCTV) services

Related Products, Solutions, and Other Services:

- New Trane control systems in 40+ buildings
- Hosted Ensemble
- 3rd party system integrations
- Control system services
- Lighting control systems
- Training

Reference 3: Gateway Technical College Indoor Air Quality

Company: **Gateway Technical College Indoor Environmental Quality (IEQ) Project (OMNIA)**

Address: 1001 S. Main Street, Racine, WI 53403

Contact Person: _____

Phone: _____

Email address: _____

HVAC Equipment and Products:

- Installed Synexis® in-room devices for Indoor Air Quality improvement. The leaders at Gateway Technical College in Southeastern Wisconsin needed to create the best possible learning environment to help their 20,000 students comfortably return to in-person learning for the fall 2021 semester. Administrators wanted to optimize indoor environmental quality (IEQ) at the college's 18 buildings spread across nine campuses. For more information click [here](#).



Reference 4: City of Bowling Green Performance Contract

Company: City of Bowling Green Energy Savings Performance Contract

Address: 1001 College Street, Bowling Green, KY

Contact Person: [REDACTED]ger

Phone: [REDACTED]

Email address: [REDACTED]

Trane’s first ESPC with the City of Bowling Green included updates to the City Hall and Annex, the Neighborhood and Community Services Building, and the Police Station. Trane implemented a new HVAC system, controls system, LED lighting, high-efficiency boilers, and LED parking lot lighting. All new systems were connected via one common building automation system with web access and Intelligent Services so energy efficiency could be monitored in real time. The success of that project led to a second performance contract that was completed in 2022. ECMs include:

- Aquatic Center – Lighting Upgrades and Summer Watering Program
- Parks Maintenance – HVAC Replacements, Controls Installation, IEQ, and Lighting Upgrades
- Cemetery Admin – HVAC Replacements and Lighting Upgrades
- Parker Bennett – IEQ
- Paul Walker – HVAC Replacements, IEQ, and Lighting Upgrades
- Hobson – HVAC Replacements, IEQ, and Lighting Upgrades
- Crosswinds – IEQ
- Circus Square – Summer Watering Program
- Kereiakes Park – Sports Lighting Improvements
- Fire Station #1 – HVAC Replacements, IEQ, and Controls Improvements
- Fire Station #2 – IEQ
- Fire Station #3 – HVAC Replacements, IEQ, Door Installations, and Controls Improvements
- Fire Station #4 – HVAC Replacements, IEQ, Door Installations, and Controls Improvements
- Fire Station #6 – Partial HVAC Replacements, and IEQ

Reference 5: Knox County and Knox County Schools Energy Savings Performance Contract

Company: Knox County and Knox County Schools Energy Savings Performance Contract

Address: 400 Main Street SW, Knoxville, TN 37902

Contact Person: [REDACTED]

Phone: [REDACTED]

Email address: [REDACTED]

Knox County School District: Trane was retained to execute a six-phase ESPC and implement energy conservation measures in 90 buildings totaling 10,192,040 square feet. ECMs include:

- HVAC repairs, replacements, renovations
- Building automation and controls
- Lighting and lighting controls including ballfields
- Low flow plumbing upgrades, wastewater, irrigation system
- Fuel conversions
- Weatherization
- Commissioning

The installed project costs of all phases total \$95,634,197. The guaranteed program savings over the 15-year term is \$135,236,947 and total actual savings to date have totaled \$56,329,133. The sixth phase is currently underway.

Knox County Government: Knox County faced deteriorating infrastructure issues at several buildings yet had no desire to increase taxes. Trane executed a two-phase ESPC and implemented energy conservation measures at 74 sites totaling 1,865,214 square feet. Phase 1 included **one of the nation’s largest solar thermal hot water systems**, which is providing the Knox County Detention Center with 80% of its daily hot water needs. The system is saving taxpayers \$60,000 annually – and the facility’s carbon emissions have been reduced by 174 tons a year. ECMs included:

- **Phase 1** –lighting upgrades and lighting controls, HVAC, low flow plumbing and wastewater, irrigation, solar thermal, LED traffic lights, building automation and control, weatherization, commissioning, and correctional facility specialty systems.
- **Phase 2** – Facility improvement measures performed at 74 sites: LED lighting platforms throughout (interior, site, and parking), lighting control, irrigation and splash-pad control, small-scale building automation, and intensive capital replacement projects.

The installed project costs are Phase 1 \$16.2 million, Phase 2: \$10.5 million. The dollar value of projected annual energy savings is Phase 1: \$1,089,082, Phase 2: \$399,574. A third phase of work (broken into two parts) covering all Knox County Government facilities is currently under development. In addition to reducing their utility bills, Knox County now has a county-wide building automation system that allows them to monitor and track building performance throughout the County. A January 2023 Press Release is provided below:



MEDIA RELEASE

OFFICE OF COUNTY MAYOR GLENN JACOBS

400 Main Street, Suite 615, Knoxville, TN 37902

FOR IMMEDIATE RELEASE; Jan. 11, 2023

Contact: Mike Donila Abbey Harris
 306-1177 cell 215-4579 office
 705-1681 cell

Mayor Jacobs: County Saves \$75 Million Under Trane Contract

KNOXVILLE, Tenn.— Knox County taxpayers continue to save money through work with HVAC leader Trane®, this time with upgrades to one of our south Knoxville libraries.

Earlier this week crews finished an improvement project at the Howard Pinkston Library Branch that is expected save taxpayers more than \$100,000 during the next 20 years.

“The most important thing I can do is be a responsible steward of taxpayer dollars,” said Knox County Mayor Glenn Jacobs. “While things like HVAC upgrades don’t seem like they’d make a big impact, they do, especially when you think about how much energy we use in each of our many buildings.”

In late 2009, the county signed a contract with Trane to oversee a 15-year project designed to reduce energy costs through long-term infrastructure improvements. The buildings include all county schools and 136 county government sites, including parks.

Since then, Trane has upgraded or installed a series of infrastructure improvements and reduced energy costs by up to 36 percent. So far, the upgrades have yielded more than \$75 million in savings to taxpayers – some \$15 million more than what Trane officials initially guaranteed in energy reduction costs.

“The Howard Pinkston Library project, part of Trane’s third phase of energy-based upgrades, is an outstanding example of collaborative efforts between Knox County and Trane,” said Brian Durr, Tennessee area general manager for Trane. “We are thrilled by the results so far, and we look forward to our continued work to help save energy, reduce carbon emissions and implement facility upgrades that create more resilient, sustainable, healthy spaces for the citizens of Knox County.”

###

viii. Provide any additional information relevant to this section.

Please see Tab 5, Value Add for additional information.

Tab 5 – Value Add

Additional Product & Service Information

i. Provide any additional information related to products and services Offeror proposes to enhance and add value to the Contract.

Trane's experience with cooperative contracting began in 1998 with the Region 4 ESC (Formerly TCPN) contract. In 2015, we were selected to provide products/services under the **Harford County Public Schools and U.S. Communities Contract** (15-JLP-023) and have executed work under this contract through the seven-year term plus an additional six months. In 2017, **Trane secured the Port of Portland and U.S. Communities Contract**. Trane® has been a qualified DOE ESCO since 1999 and has completed complex Energy Savings Performance Contracts (ESPC) for the Federal Government. An ESPC is a proven, cash flow neutral financing mechanism that pays for facility improvements that can be paid back over time based on future utility bill saving. Trane's incident (OSHA) rates are consistently 67-86% below the industry average and our current Experience Modification Rate (EMR) is 0.61. Trane has leveraged this experience to deliver dozens of ESPC projects under the Port of Portland contract.

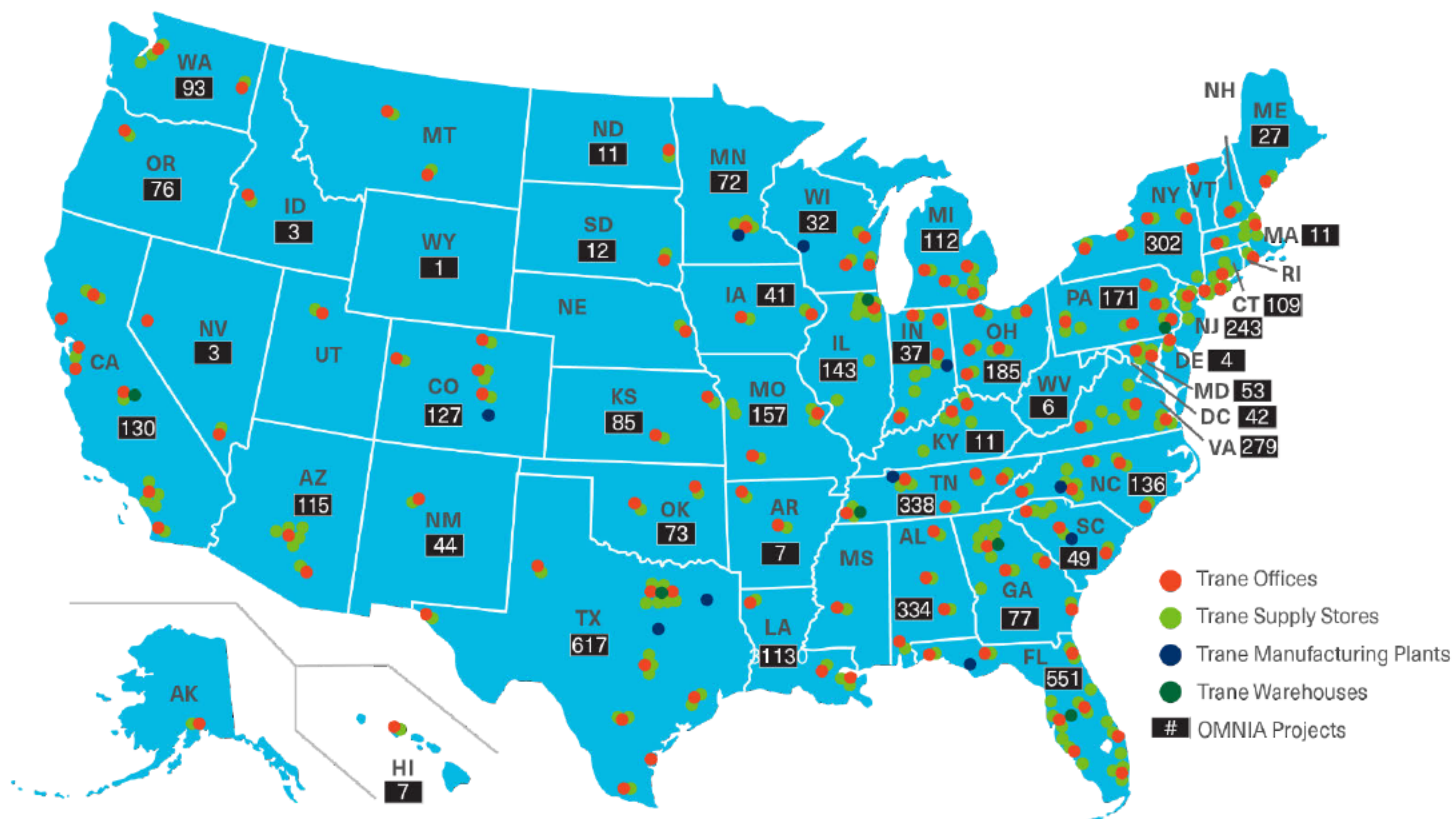
Trane has the capacity to provide a wide range of services and products to support agencies across the country. Our 100-year history as a trusted provider of superior products and services has resulted in a robust national infrastructure. Our project offices are staffed with factory-trained service technicians that provide operational oversight, O&M, service-repair, and installation support. Trane stocks service-repair parts (over 20,000 SKUs per location), equipment, and supplies right in our customer's communities. We also have established relationships with local designers, suppliers, and subcontractors—including small/disadvantaged businesses. **Trane has booked \$1.4B+ under our Harford and Port of Portland OMNIA contracts since 2018 and has delivered services and products in 43 states.**

Figure 7: Trane OMNIA Bookings by State—Past 5 Years

Alabama	\$22,282,635.39	Kentucky	\$1,349,239.50	Oklahoma	\$9,834,236.76
Arizona	\$26,639,032.49	Louisiana	\$1,149,096.30	Oregon	\$9,151,530.40
Arkansas	\$2,901,717.35	Maine	\$745,095.24	Pennsylvania	\$77,036,481.90
California	\$29,571,264.24	Maryland	\$14,804,678.33	South Carolina	\$10,944,092.54
Colorado	\$35,176,520.47	Massachusetts	\$17,961.87	South Dakota	\$883,364.75
Connecticut	\$7,352,071.05	Michigan	\$16,591,434.19	Tennessee	\$93,940,188.53
Delaware	\$2,575,026.00	Minnesota	\$30,725,610.77	Texas	\$164,920,070.45
Florida	\$182,726,065.31	Missouri	\$20,131,774.73	Virginia	\$165,765,449.25
Georgia	\$24,161,110.01	Nevada	\$259,244.50	Washington	\$20,555,568.09
Hawaii	\$1,736,184.19	New Jersey	\$72,477,397.96	Washington, DC	\$8,031,046.25

Idaho	\$1,571,373.00	New Mexico	\$6,192,604.28	West Virginia	\$6,786.54
Illinois	\$87,170,264.87	New York	\$87,653,962.56	Wisconsin	\$9,387,240.15
Indiana	\$19,875,621.11	North Carolina	\$23,380,670.18	Wyoming	\$49,148.52
Iowa	\$7,858,608.39	North Dakota	\$1,086,231.13		
Kansas	\$12,782,043.21	Ohio	\$47,018,541.70		

Trane's robust national infrastructure includes: 124 project offices, 205 parts/supply facilities, 6 express warehouses, and 11 manufacturing plant sites. Trane has 2,138 Salespersons and Project Managers available to support this contract.





TRANE LET'S GO BEYOND™

HVAC Systems and Energy Services
Easier, simpler and quicker with cooperative purchasing

Becoming a participant of OMNIA Partners, Public Sector (and its subsidiaries National IPA and U.S. Communities) enables public agencies to drive efficiency, effectiveness and real savings with world-class government procurement resources and solutions. The entire portfolio of Trane equipment and services is available through OMNIA Partners saving time and money.

OMNIA Partners gives you greater purchasing power to unleash the potential of your buildings with Trane solutions. Trane is an industry leader in energy efficient, connected indoor comfort systems, providing full lifecycle support through a world-class services organization. Our mission is to collaborate with organizations to reduce the energy intensity of the world. Through innovative technology and unsurpassed expertise in buildings, we're helping organizations achieve real and enduring sustainability results.

OMNIA
PARTNERS

Public Sector IPA U.S. Communities
 omniapartners.com/publicsector

IR Ingersoll Rand

Trane will work with OMNIA Partners so all participating agencies are aware of our contract award via a 90 day plan that includes emailing over 80,000 direct customer contacts, a co-branded press release, and publicity campaigns via our [dedicated OMNIA website](#), direct mail, social media, and trade show promotion.

Our experienced Cooperative Contracting group is well-positioned to secure the goods and services they need to support their communities. With over one hundred years of collective experience, Trane's Cooperative Contract Team brings extensive knowledge and diverse knowledge navigating public procurement contracting.

Tab 6 – Additional Required Documents (Appendix C)

a. Acknowledgment and Acceptance of Region 4 ESC's Open Records Policy (Appendix C, Doc #1)

Appendix C, Doc #1

ACKNOWLEDGMENT AND ACCEPTANCE
OF REGION 4 ESC's OPEN RECORDS POLICY

OPEN RECORDS POLICY

All proposals, information and documents submitted are subject to the Public Information Act requirements governed by the State of Texas once a Contract(s) is executed. If an Offeror believes its response, or parts of its response, may be exempted from disclosure, the Offeror must specify page-by-page and line-by-line the parts of the response, which it believes, are exempt and include detailed reasons to substantiate the exemption. Price is not confidential and will not be withheld. Any unmarked information will be considered public information and released, if requested under the Public Information Act.

The determination of whether information is confidential and not subject to disclosure is the duty of the Office of Attorney General (OAG). Region 4 ESC must provide the OAG sufficient information to render an opinion and therefore, vague and general claims to confidentiality by the Offeror are not acceptable. Region 4 ESC must comply with the opinions of the OAG. Region 4 ESC assumes no responsibility for asserting legal arguments on behalf of any Offeror. Offeror is advised to consult with their legal counsel concerning disclosure issues resulting from this procurement process and to take precautions to safeguard trade secrets and other proprietary information.

Signature below certifies complete acceptance of Region 4 ESC's Open Records Policy, except as noted below (additional pages may be attached, if necessary).

Check one of the following responses to the Acknowledgment and Acceptance of Region 4 ESC's Open Records Policy below:

- ☐ We acknowledge Region 4 ESC's Open Records Policy and declare that no information submitted with this proposal, or any part of our proposal, is exempt from disclosure under the Public Information Act.
- ☒ We declare the following information to be a trade secret or proprietary and exempt from disclosure under the Public Information Act. **See following page.**

(Note: Offeror must specify page-by-page and line-by-line the parts of the response, which it believes, are exempt. In addition, Offeror must include detailed reasons to substantiate the exemption(s). Price is not confidential and will not be withheld. All information believed to be a trade secret or proprietary must be listed. It is further understood that failure to identify such information, in strict accordance with the instructions, will result in that information being considered public information and released, if requested under the Public Information Act.)

January 30, 2023

Date


Authorized Signature & Title

Trane has submitted two flash drives with proprietary information redacted as per the RFP instructions. These drives are in an envelope labeled "Trane Proprietary Proposal" and include our full, unredacted proposal and pricing files:

Proprietary Flash Drives

1. Trane U.S. Inc., Final Proposal, OMNIA Region 4.pdf*

The redacted items in this document are as follows:

- Tab 1 – Draft Contract and Offer & Contract Signature Form, a. Terms and Conditions Acceptance Form (Appendix B), Contract Fee Structure Letter, Page 2.
- Figure 3: Trane Top 10 Public Agency Clients/Total Bookings 2021, Figure 3: Trane Top 10 Public Agency Clients/Total Bookings 2021, Key Contact column, Page 26-27.
- Qualification and Experience, Customer References, References 1-3, Client Contact Person Name, Phone, Email, Pages 50-54.

2. Product and Service Matrix

3. 2023 Regional Labor Rates - Region 4 Solicitation 22-15

4. Equipment Discount Schedule - Region 4 - Solicitation Number 22-15

Non-Proprietary Flash Drives

Trane has also submitted two flash drives with non-proprietary information. These drives are in an envelope labeled "Trane Open Records Proposal" and include our redacted proposal files.

1. Trane U.S. Inc., Final Proposal, OMNIA Region 4.pdf

2. Product and Service Matrix

3. No Labor Rates or Equipment Discount Schedule are included

**b. Antitrust Certification Statement (Tex. Government Code § 2155.005)
(Appendix C, Doc #2)**

Appendix C, Doc #2

**ANTITRUST CERTIFICATION STATEMENTS
(Tex. Government Code § 2155.005)
Attorney General Form**

I affirm under penalty of perjury of the laws of the State of Texas that:

1. I am duly authorized to execute this Contract on my own behalf or on behalf of the company, corporation, firm, partnership or individual (Company) listed below;
2. In connection with this proposal, neither I nor any representative of the Company has violated any provision of the Texas Free Enterprise and Antitrust Act, Tex. Bus. & Comm. Code Chapter 15;
3. In connection with this proposal, neither I nor any representative of the Company has violated any federal antitrust law; and
4. Neither I nor any representative of the Company has directly or indirectly communicated any of the contents of this proposal to a competitor of the Company or any other company, corporation, firm, partnership or individual engaged in the same line of business as the Company.

Company Trane U.S. Inc.

Contact



Signature

Greg Spencer

Printed Name

Strategic Cooperative Program Leader

Position with Company

Address 800-E Beaty Street

Davidson, NC 28036

**Official
Authorizing
Proposal**



Signature

Greg Spencer

Printed Name

Strategic Cooperative Program Leader

Position with Company

Phone (704) 655-4000

Fax N/A

c. Implementation of House Bill 1295 Certificate of Interested Parties (Form 1295) (Appendix C, Doc #3)

Appendix C, DOC # 3

Implementation of House Bill 1295

Certificate of Interested Parties (Form 1295):

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

The Texas Ethics Commission was required to adopt rules necessary to implement that law, prescribe the disclosure of interested parties form, and post a copy of the form on the commission's website. The commission adopted the Certificate of Interested Parties form (Form 1295) on October 5, 2015. The commission also adopted new rules (Chapter 46) on November 30, 2015, to implement the law. The commission does not have any additional authority to enforce or interpret House Bill 1295.

Filing Process:

Starting on January 1, 2016, the commission made available on its website a new filing application that must be used to file Form 1295. A business entity must use the application to enter the required information on Form 1295 and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the business entity must sign the printed copy of the form. The completed Form 1295 with the certification of filing must be filed with the governmental body or state agency with which the business entity is entering into the contract.

The governmental entity or state agency must notify the commission, using the commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the contract binds all parties to the contract. This process is known as acknowledging the certificate. The commission will post the acknowledged Form 1295 to its website within seven business days after receiving notice from the governmental entity or state agency. The posted acknowledged form does not contain the declaration of signature information provided by the business.

A certificate will stay in the pending state until it is acknowledged by the governmental agency. Only acknowledged certificates are posted to the commission's website.

Electronic Filing Application:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

Frequently Asked Questions:

https://www.ethics.state.tx.us/resources/FAQs/FAQ_Form1295.php

Changes to Form 1295: <https://www.ethics.state.tx.us/data/filinginfo/1295Changes.pdf>

d. Texas Government Code 2270 Verification Form (Appendix C, Doc #4)

Appendix C, DOC # 4

Texas Government Code 2270 Verification Form

House Bill 89 (85R Legislative Session), which adds Chapter 2270 to the Texas Government Code, provides that a governmental entity may not enter into a contract with a company without verification that the contracting vendor does not and will not boycott Israel during the term of the contract.

Furthermore, Senate Bill 252 (85R Legislative Session), which amends Chapter 2252 of the Texas Government Code to add Subchapter F, prohibits contracting with a company engaged in business with Iran, Sudan or a foreign terrorist organization identified on a list prepared by the Texas Comptroller.

I, Greg Spencer, as an authorized representative of Trane U.S. Inc., a contractor engaged by

Insert Name of Company

Region 4 Education Service Center, 7145 West Tidwell Road, Houston, TX 77092, verify by this writing that the above-named company affirms that it (1) does not boycott Israel; and (2) will not boycott Israel during the term of this contract, or any contract with the above-named Texas governmental entity in the future.

Also, our company is not listed on and we do not do business with companies that are on the Texas Comptroller of Public Accounts list of Designated Foreign Terrorists Organizations found at <https://comptroller.texas.gov/purchasing/docs/foreign-terrorist.pdf>.

I further affirm that if our company's position on this issue is reversed and this affirmation is no longer valid, that the above-named Texas governmental entity will be notified in writing within one (1) business day and we understand that our company's failure to affirm and comply with the requirements of Texas Government Code 2270 et seq. shall be grounds for immediate contract termination without penalty to the above-named Texas governmental entity.

I swear and affirm that the above is true and correct.



Signature of Named Authorized Company Representative

1/12/2023

Date

e. Felony Conviction Notification (Appendix C, Doc #5)

Appendix C, DOC # 5

FELONY CONVICTION NOTIFICATION

Section 44.034, Texas Education Code, Notification of Criminal History, Subsection (a), states "A person or business entity that enters into a contract with a school district must give advance notice to the district if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony."

Subsection (b) states "A school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract."

This Notice is Not Required of a Publicly-Held Corporation

CRIMINAL HISTORY REVIEW OF CONTRACTOR EMPLOYEES

Offeror shall review §22.0834, Texas Education Code and 19 Texas Administrative Code §§153.1101 and 153.1117 regarding criminal history checks of school contractor employees. The rules define continuing duties related to contracted services, direct contact with students, covered contract employee and other relevant terms within the statute.

Except as otherwise provided herein, Offeror will obtain and certify in writing, before work begins, that the Offeror has received all criminal history record information that relates to an employee, applicant, agent or Subcontractor of the Offeror/Contractor or Subcontractor, if the person has or will have continuing duties related to the contracted services, and the duties are or will be performed on Region 4 ESC's, or Participating Public Agency as applicable to the Texas Education Code, property where students are regularly present or at another location where students are regularly present. Awarded Offer(s) shall assume all expenses associated with the background checks and shall immediately remove any employee or agency who was convicted of, receive probation for, or received deferred adjudication for any felony as outlined below or any misdemeanor involving moral turpitude, from Region 4 ESC's property or other location where students are regularly present.

Offeror/Contractor or sub-contractors may not work on Region 4 ESC's, or Participating Public Agency where the Texas Education Code may be applicable, property where students are present when they have been convicted, received probation, or deferred adjudication for the following felony offenses:

1. Any offense against a person who was, at the time the offense occurred, under 18 years of age or enrolled at a public school;
2. Any sex offense;
3. Any crimes against persons involving:

a. Controlled substances; or

b. Property; or

4. Any other offense Region 4 ESC, or Participating Public Agency where the Texas Education Code may be applicable, believes might compromise the safety of students, employees or property.

I, Greg Spencer, as an authorized representative of

Trane U.S. Inc., the Offeror verify that:

A. My company **is not** owned nor operated by anyone who has been convicted of a felony.

Signature of Company Official:  Date: 1/12/2023

B. My company **is owned** or operated by the following individual(s) who has/have been convicted of a felony:

Name of Felon(s): _____

Details of Conviction(s) : _____

Date: _____

C. My company is a **publicly held** corporate, therefore, this reporting requirement is not applicable.

Signature of Company Official: _____ Date: _____

Appendices

Appendix 1: Addendum Acknowledgement

RECEIPT OF ADDENDUM NO. 1 ACKNOWLEDGEMENT

Offeror shall acknowledge this addendum by signing below and include in their proposal response.

Company Name Trane U.S. Inc.

Contact Person Greg Spencer

Signature 

Date 1/12/2023

Crystal Wallace
Region 4 Education Service Center
Business Operations Specialist

Energy Solutions
Solicitation Number 22-15
Addendum No. 1

Page 2 of 2

RECEIPT OF ADDENDUM NO. 2 ACKNOWLEDGEMENT

Offeror shall acknowledge this addendum by signing below and include in their proposal response.

Company Name Trane U.S. Inc.

Contact Person Greg Spencer

Signature 

Date 1/12/2023

Crystal Wallace
Region 4 Education Service Center
Business Operations Specialist

Energy Solutions
Solicitation Number 22-15
Addendum No. 2

Page 2 of 2

RECEIPT OF ADDENDUM NO. 3 ACKNOWLEDGEMENT

Offeror shall acknowledge this addendum by signing below and include in their proposal response.

Company Name Trane U.S. Inc.

Contact Person Greg Spencer

Signature 

Date 1/12/2023

Crystal Wallace
Region 4 Education Service Center
Business Operations Specialist

Energy Solutions
Solicitation Number 22-15
Addendum No. 3

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Appendix 2: Administration Agreement

Trane will execute the Exhibit B, Administration Agreement upon award.

EXHIBIT B ADMINISTRATION AGREEMENT, EXAMPLE

ADMINISTRATION AGREEMENT

THIS ADMINISTRATION AGREEMENT (this “**Agreement**”) is made this ____ day of _____ 20__, between National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector (“**OMNIA Partners**”), and _____ (“**Supplier**”).

RECITALS

WHEREAS, the _____ (the “**Principal Procurement Agency**”) has entered into a Master Agreement effective _____, Agreement No _____, by and between the Principal Procurement Agency and Supplier, (as may be amended from time to time in accordance with the terms thereof, the “**Master Agreement**”), as attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein, for the purchase of _____ (the “**Product**”);

WHEREAS, said Master Agreement provides that any or all public agencies, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (collectively, “**Public Agencies**”), that register (either via registration on the OMNIA Partners website or execution of a Master Intergovernmental Cooperative Purchasing Agreement, attached hereto as Exhibit B) (each, hereinafter referred to as a “**Participating Public Agency**”) may purchase Product at prices stated in the Master Agreement;

WHEREAS, Participating Public Agencies may access the Master Agreement which is offered through OMNIA Partners to Public Agencies;

WHEREAS, OMNIA Partners serves as the contract administrator of the Master Agreement on behalf of Principal Procurement Agency;

WHEREAS, Principal Procurement Agency desires OMNIA Partners to proceed with administration of the Master Agreement; and

WHEREAS, OMNIA Partners and Supplier desire to enter into this Agreement to make available the Master Agreement to Participating Public Agencies and to set forth certain terms and conditions governing the relationship between OMNIA Partners and Supplier.

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, OMNIA Partners and Supplier hereby agree as follows:

DEFINITIONS

1. Capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings given to them in the Master Agreement.

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TERMS AND CONDITIONS

2. The Master Agreement and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement. Supplier acknowledges and agrees that the covenants and agreements of Supplier set forth in the solicitation and Supplier's response thereto resulting in the Master Agreement are incorporated herein and are an integral part hereof.

3. OMNIA Partners shall be afforded all of the rights, privileges and indemnifications afforded to Principal Procurement Agency by or from Supplier under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to OMNIA Partners, its agents, employees, directors, and representatives under this Agreement including, but not limited to, Supplier's obligation to obtain appropriate insurance.

4. OMNIA Partners shall perform all of its duties, responsibilities and obligations as contract administrator of the Master Agreement on behalf of Principal Procurement Agency as set forth herein, and Supplier hereby acknowledges and agrees that all duties, responsibilities and obligations will be undertaken by OMNIA Partners solely in its capacity as the contract administrator under the Master Agreement.

5. With respect to any purchases by Principal Procurement Agency or any Participating Public Agency pursuant to the Master Agreement, OMNIA Partners shall not be: (i) construed as a dealer, re-marketer, representative, partner or agent of any type of the Supplier, Principal Procurement Agency or any Participating Public Agency; (ii) obligated, liable or responsible for any order for Product made by Principal Procurement Agency or any Participating Public Agency or any employee thereof under the Master Agreement or for any payment required to be made with respect to such order for Product; and (iii) obligated, liable or responsible for any failure by Principal Procurement Agency or any Participating Public Agency to comply with procedures or requirements of applicable law or the Master Agreement or to obtain the due authorization and approval necessary to purchase under the Master Agreement. OMNIA Partners makes no representation or guaranty with respect to any minimum purchases by Principal Procurement Agency or any Participating Public Agency or any employee thereof under this Agreement or the Master Agreement.

6. OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from the acts or omissions of Supplier in connection with the Master Agreement.

7. Supplier acknowledges that, in connection with its access to OMNIA Partners confidential information and/or supply of data to OMNIA Partners, it has complied with and shall continue to comply with all laws, regulations and standards that may apply to Supplier, including, without limitation: (a) United States federal and state information security and privacy statutes, regulations and/or best practices, including, without limitation, the Gramm-Leach-Bliley Act, the Massachusetts Data Security Regulations (201 C.M.R. 17.00 et. seq.), the Nevada encryption statute (N.R.S. § 603A), the California data security law (Cal. Civil Code § 1798.80 et. seq.) and California Consumer Privacy Act (Cal. Civil Code § 1798.100 et. seq.); and (b) applicable industry and regulatory standards and best practices (collectively, "**Data Regulations**").

With regard to Personal Information that Supplier collects, receives, or otherwise processes under the Agreement or otherwise in connection with performance of the Agreement, Supplier agrees that it will not: (i) sell, rent, release, disclose, disseminate, make available, transfer, or otherwise

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communicate orally, in writing, or by electronic or other means, such Personal Information to another business or third party for monetary or other valuable consideration; or (ii) retain, use, or disclose such Personal Information outside of the direct business relationship between Supplier and OMNIA Partners or for any purpose other than for the specific purpose of performance of the Agreement, including retaining, using, or disclosing such Personal Information for a commercial purpose other than for performance of the Agreement. By entering into the Agreement, Supplier certifies that it understands the specific restrictions contained in this Section 7 and will comply with them. For purposes hereof, “**Personal Information**” means information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household, and includes the specific elements of “personal information” as defined under Data Regulations, as defined herein. Supplier will reasonably assist OMNIA Partners in timely responding to any third party “request to know” or “request to delete” (as defined pursuant to Data Regulations) and will promptly provide OMNIA Partners with information reasonably necessary for OMNIA Partners to respond to such requests. Where Supplier collects Personal Information directly from Public Agencies or others on OMNIA Partners’ behalf, Supplier will maintain records and the means necessary to enable OMNIA Partners to respond to such requests to know and requests to delete.

8. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OMNIA PARTNERS EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING OMNIA PARTNERS’ PERFORMANCE AS A CONTRACT ADMINISTRATOR OF THE MASTER AGREEMENT. OMNIA PARTNERS SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF OMNIA PARTNERS IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TERM OF AGREEMENT; TERMINATION

9. This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the provisions of Sections 3 – 8 and 11 – 22, hereof and the indemnifications afforded by the Supplier to OMNIA Partners in the Master Agreement, to the extent such provisions survive any expiration or termination of the Master Agreement, shall survive the expiration or termination of this Agreement.

NATIONAL PROMOTION

10. OMNIA Partners and Supplier shall publicize and promote the availability of the Master Agreement’s products and services to Public Agencies and such agencies’ employees. Supplier shall require each Public Agency to register its participation in the OMNIA Partners program by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector), or executing a Master Intergovernmental Cooperative Purchasing Agreement prior to processing the Participating Public Agency’s first sales order. Upon request, Supplier shall make available to interested Public Agencies a copy of the Master Agreement and such price lists or quotes as may be necessary for such Public Agencies to evaluate potential purchases.

11. Supplier shall provide such marketing and administrative support as set forth in the solicitation resulting in the Master Agreement, including assisting in development of marketing materials as reasonably requested by Principal Procurement Agency and OMNIA Partners. Supplier shall be responsible for obtaining permission or license of use and payment of any license fees for all content and images Supplier provides to OMNIA Partners or posts on the OMNIA Partners website.

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Supplier shall indemnify, defend and hold harmless OMNIA Partners for use of all such content and images including copyright infringement claims. Supplier and OMNIA Partners each hereby grant to the other party a limited, revocable, non-transferable, non-sublicensable right to use such party's logo (each, the "**Logo**") solely for use in marketing the Master Agreement. Each party shall provide the other party with the standard terms of use of such party's Logo, and such party shall comply with such terms in all material respects. Both parties shall obtain approval from the other party prior to use of such party's Logo. Notwithstanding the foregoing, the parties understand and agree that except as provided herein neither party shall have any right, title or interest in the other party's Logo. Upon termination of this Agreement, each party shall immediately cease use of the other party's Logo.

ADMINISTRATIVE FEE, REPORTING & PAYMENT

12. An "Administrative Fee" shall be defined and due to OMNIA Partners from Supplier in the amount of __ percent (__%) ("**Administrative Fee Percentage**") multiplied by the total purchase amount paid to Supplier, less refunds, credits on returns, rebates and discounts, for the sale of products and/or services to Principal Procurement Agency and Participating Public Agencies pursuant to the Master Agreement (as amended from time to time and including any renewal thereof) ("**Contract Sales**"). From time to time the parties may mutually agree in writing to a lower Administrative Fee Percentage for a specifically identified Participating Public Agency's Contract Sales.

13. Supplier shall provide OMNIA Partners with an electronic accounting report monthly, in the format prescribed by OMNIA Partners, summarizing all Contract Sales for each calendar month. The Contract Sales reporting format is provided as Exhibit C ("**Contract Sales Report**"), attached hereto and incorporated herein by reference. Contract Sales Reports for each calendar month shall be provided by Supplier to OMNIA Partners by the 10th day of the following month. Failure to provide a Contract Sales Report within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion.

14. Administrative Fee payments are to be paid by Supplier to OMNIA Partners at the frequency and on the due date stated in Section 12, above, for Supplier's submission of corresponding Contract Sales Reports. Administrative Fee payments are to be made via Automated Clearing House (ACH) to the OMNIA Partners designated financial institution identified in Exhibit D. Failure to provide a payment of the Administrative Fee within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion. All Administrative Fees not paid when due shall bear interest at a rate equal to the lesser of one and one-half percent (1 1/2%) per month or the maximum rate permitted by law until paid in full.

15. Supplier shall maintain an accounting of all purchases made by Participating Public Agencies under the Master Agreement. OMNIA Partners, or its designee, in OMNIA Partners' sole discretion, reserves the right to compare Participating Public Agency records with Contract Sales Reports submitted by Supplier for a period of four (4) years from the date OMNIA Partners receives such report. In addition, OMNIA Partners may engage a third party to conduct an independent audit of Supplier's monthly reports. In the event of such an audit, Supplier shall provide all materials reasonably requested relating to such audit by OMNIA Partners at the location designated by OMNIA Partners. In the event an underreporting of Contract Sales and a resulting underpayment of

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Administrative Fees is revealed, OMNIA Partners will notify the Supplier in writing. Supplier will have thirty (30) days from the date of such notice to resolve the discrepancy to OMNIA Partners' reasonable satisfaction, including payment of any Administrative Fees due and owing, together with interest thereon in accordance with Section 13, and reimbursement of OMNIA Partners' costs and expenses related to such audit.

GENERAL PROVISIONS

16. This Agreement, the Master Agreement and the exhibits referenced herein supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereto and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained or incorporated herein shall be valid or binding. In the event of any conflict between the provisions of this Agreement and the Master Agreement, as between OMNIA Partners and Supplier, the provisions of this Agreement shall prevail.

17. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement or to recover any Administrative Fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which it may be entitled.

18. This Agreement and OMNIA Partners' rights and obligations hereunder may be assigned at OMNIA Partners' sole discretion to an affiliate of OMNIA Partners, any purchaser of any or all or substantially all of the assets of OMNIA Partners, or the successor entity as a result of a merger, reorganization, consolidation, conversion or change of control, whether by operation of law or otherwise. Supplier may not assign its obligations hereunder without the prior written consent of OMNIA Partners.

19. All written communications given hereunder shall be delivered by first-class mail, postage prepaid, or overnight delivery on receipt to the addresses as set forth below.

A. OMNIA Partners:

OMNIA Partners
Attn: President
840 Crescent Centre Drive
Suite 600
Franklin, TN 37067

B. Supplier:

Trane U.S. Inc.
800-E Beaty Street
Davidson, NC 28036

20. If any provision of this Agreement shall be deemed to be, or shall in fact be, illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever, and this Agreement will be construed by limiting or invalidating such provision to the minimum extent necessary to make such provision valid, legal and enforceable.

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21. This Agreement may not be amended, changed, modified, or altered without the prior written consent of the parties hereto, and no provision of this Agreement may be discharged or waived, except by a writing signed by the parties. A waiver of any particular provision will not be deemed a waiver of any other provision, nor will a waiver given on one occasion be deemed to apply to any other occasion.

22. This Agreement shall inure to the benefit of and shall be binding upon OMNIA Partners, the Supplier and any respective successor and assign thereto; subject, however, to the limitations contained herein.

23. This Agreement will be construed under and governed by the laws of the State of Delaware, excluding its conflicts of law provisions and any action arising out of or related to this Agreement shall be commenced solely and exclusively in the state or federal courts in Williamson County Tennessee.

24. This Agreement may be executed in counterparts, each of which is an original but all of which, together, shall constitute but one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, or by .pdf or similar electronic transmission, will constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile, or by .pdf or similar electronic transmission, will be deemed to be their original signatures for any purpose whatsoever.

[INSERT SUPPLIER ENTITY NAME]

**NATIONAL
INTERGOVERNMENTAL
PURCHASING ALLIANCE
COMPANY, A DELAWARE
CORPORATION D/B/A OMNIA
PARTNERS, PUBLIC SECTOR**



Signature
Greg Spencer
Name

Strategic Cooperative Program Leader

Title
January 12, 2023
Date

Signature
Sarah Vavra
Name

Sr. Vice President, Public Sector
Contracting

Title
Date

Version January 29, 2021

Appendix 3: Federal Funds Certifications

EXHIBIT F FEDERAL FUNDS CERTIFICATIONS

FEDERAL CERTIFICATIONS

ADDENDUM FOR AGREEMENT FUNDED BY U.S. FEDERAL GRANT

TO WHOM IT MAY CONCERN:

Participating Agencies may elect to use federal funds to purchase under the Master Agreement. This form should be completed and returned.

DEFINITIONS

Contract means a legal instrument by which a non-Federal entity purchases property or services needed to carry out the project or program under a Federal award. The term as used in this part does not include a legal instrument, even if the non-Federal entity considers it a contract, when the substance of the transaction meets the definition of a Federal award or subaward

Contractor means an entity that receives a contract as defined in Contract.

Cooperative agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non-Federal entity that, consistent with 31 U.S.C. 6302-6305:

- (a) is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non-Federal entity to carry out a public purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal government or pass-through entity's direct benefit or use;
- (b) is distinguished from a grant in that it provides for substantial involvement between the Federal awarding agency or pass-through entity and the non-Federal entity in carrying out the activity contemplated by the Federal award.
- (c) The term does not include:
 - (1) A cooperative research and development agreement as defined in 15 U.S.C. 3710a; or
 - (2) An agreement that provides only:
 - (i) Direct United States Government cash assistance to an individual;
 - (ii) A subsidy;
 - (iii) A loan;
 - (iv) A loan guarantee; or
 - (v) Insurance.

Federal awarding agency means the Federal agency that provides a Federal award directly to a non-Federal entity

Federal award has the meaning, depending on the context, in either paragraph (a) or (b) of this section:

- (a)(1) The Federal financial assistance that a non-Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability; or
- (2) The cost-reimbursement contract under the Federal Acquisition Regulations that a non-Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability.
- (b) The instrument setting forth the terms and conditions. The instrument is the grant agreement, cooperative agreement, other agreement for assistance covered in paragraph (b) of § 200.40 Federal financial assistance, or the cost-reimbursement contract awarded under the Federal Acquisition Regulations.
- (c) Federal award does not include other contracts that a Federal agency uses to buy goods or services from a contractor or a contract to operate Federal government owned, contractor operated facilities (GOCOs).
- (d) See also definitions of Federal financial assistance, grant agreement, and cooperative agreement.

Non-Federal entity means a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Nonprofit organization means any corporation, trust, association, cooperative, or other organization, not including IHEs, that:

- (a) Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;
- (b) Is not organized primarily for profit; and

Requirements for National Cooperative Contract
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(c) Uses net proceeds to maintain, improve, or expand the operations of the organization.

Obligations means, when used in connection with a non-Federal entity's utilization of funds under a Federal award, orders placed for property and services, contracts and subawards made, and similar transactions during a given period that require payment by the non-Federal entity during the same or a future period.

Pass-through entity means a non-Federal entity that provides a subaward to a subrecipient to carry out part of a Federal program.

Recipient means a non-Federal entity that receives a Federal award directly from a Federal awarding agency to carry out an activity under a Federal program. The term recipient does not include subrecipients.

Simplified acquisition threshold means the dollar amount below which a non-Federal entity may purchase property or services using small purchase methods. Non-Federal entities adopt small purchase procedures in order to expedite the purchase of items costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. 1908. As of the publication of this part, the simplified acquisition threshold is \$250,000, but this threshold is periodically adjusted for inflation. (Also see definition of § 200.67 Micro-purchase.)

Subaward means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Subrecipient means a non-Federal entity that receives a subaward from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program. A subrecipient may also be a recipient of other Federal awards directly from a Federal awarding agency.

Termination means the ending of a Federal award, in whole or in part at any time prior to the planned end of period of performance.

The following certifications and provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Pursuant to 2 C.F.R. § 200.326, all contracts, including small purchases, awarded by the Participating Agency and the Participating Agency's subcontractors shall contain the procurement provisions of Appendix II to Part 200, as applicable.

APPENDIX II TO 2 CFR PART 200

(A) Contracts for more than the simplified acquisition threshold currently set at \$250,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Pursuant to Federal Rule (A) above, when a Participating Agency expends federal funds, the Participating Agency reserves all rights and privileges under the applicable laws and regulations with respect to this procurement in the event of breach of contract by either party.

Does offeror agree? YES  Initials of Authorized Representative of offeror

(B) Termination for cause and for convenience by the grantee or subgrantee including the manner by which it will be effected and the basis for settlement. (All contracts in excess of \$10,000)

Pursuant to Federal Rule (B) above, when a Participating Agency expends federal funds, the Participating Agency reserves the right to immediately terminate any agreement in excess of \$10,000 resulting from this procurement process in the event of a breach or default of the agreement by Offeror as detailed in the terms of the contract.

Does offeror agree? YES  Initials of Authorized Representative of offeror

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 CFR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

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Pursuant to Federal Rule (C) above, when a Participating Agency expends federal funds on any federally assisted construction contract, the equal opportunity clause is incorporated by reference herein.

Does offeror agree to abide by the above? YES efls Initials of Authorized Representative of offeror

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

Pursuant to Federal Rule (D) above, when a Participating Agency expends federal funds during the term of an award for all contracts and subgrants for construction or repair, offeror will be in compliance with all applicable Davis-Bacon Act provisions.

Does offeror agree? YES efls Initials of Authorized Representative of offeror

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Pursuant to Federal Rule (E) above, when a Participating Agency expends federal funds, offeror certifies that offeror will be in compliance with all applicable provisions of the Contract Work Hours and Safety Standards Act during the term of an award for all contracts by Participating Agency resulting from this procurement process.

Does offeror agree? YES efls Initials of Authorized Representative of offeror

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Pursuant to Federal Rule (F) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (F) above.

Does offeror agree? YES efls Initials of Authorized Representative of offeror

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA)

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Pursuant to Federal Rule (G) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency member resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (G) above.

Does offeror agree? YES efhs Initials of Authorized Representative of offeror

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the Executive Office of the President Office of Management and Budget (OMB) guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Pursuant to Federal Rule (H) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency. If at any time during the term of an award the offeror or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency, the offeror will notify the Participating Agency.

Does offeror agree? YES efhs Initials of Authorized Representative of offeror

(I) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Pursuant to Federal Rule (I) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term and after the awarded term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that it is in compliance with all applicable provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). The undersigned further certifies that:

- (1) No Federal appropriated funds have been paid or will be paid on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all covered sub-awards exceeding \$100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

Does offeror agree? YES efhs Initials of Authorized Representative of offeror

RECORD RETENTION REQUIREMENTS FOR CONTRACTS INVOLVING FEDERAL FUNDS

When federal funds are expended by Participating Agency for any contract resulting from this procurement process, offeror certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.333. The offeror further certifies that offeror will retain all records as required by 2 CFR § 200.333 for a period of three years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

Does offeror agree? YES efhs Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH THE ENERGY POLICY AND CONSERVATION ACT

When Participating Agency expends federal funds for any contract resulting from this procurement process, offeror certifies that it will comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6321 et seq.; 49 C.F.R. Part 18).

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Does offeror agree? YES efs Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH BUY AMERICA PROVISIONS

To the extent purchases are made with Federal Highway Administration, Federal Railroad Administration, or Federal Transit Administration funds, offeror certifies that its products comply with all applicable provisions of the Buy America Act and agrees to provide such certification or applicable waiver with respect to specific products to any Participating Agency upon request. Purchases made in accordance with the Buy America Act must still follow the applicable procurement rules calling for free and open competition.

Does offeror agree? YES efs Initials of Authorized Representative of offeror

CERTIFICATION OF ACCESS TO RECORDS – 2 C.F.R. § 200.336

Offeror agrees that the Inspector General of the Agency or any of their duly authorized representatives shall have access to any documents, papers, or other records of offeror that are pertinent to offeror's discharge of its obligations under the Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to offeror's personnel for the purpose of interview and discussion relating to such documents.

Does offeror agree? YES efs Initials of Authorized Representative of offeror

CERTIFICATION OF APPLICABILITY TO SUBCONTRACTORS

Offeror agrees that all contracts it awards pursuant to the Contract shall be bound by the foregoing terms and conditions.

Does offeror agree? YES efs Initials of Authorized Representative of offeror

Offeror agrees to comply with all federal, state, and local laws, rules, regulations and ordinances, as applicable. It is further acknowledged that offeror certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Offeror's Name: Greg Spencer

Address, City, State, and Zip Code: 800-E Beaty Street, Davidson, NC 28036

Phone Number: 469-442-6055 Fax Number: _____

Printed Name and Title of Authorized Representative: Greg Spencer

Email Address: gsspencer@trane.com

Signature of Authorized Representative: efs Date: 1/17/23

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FEMA SPECIAL CONDITIONS

Awarded Supplier(s) may need to respond to events and losses where products and services are needed for the immediate and initial response to emergency situations such as, but not limited to, water damage, fire damage, vandalism cleanup, biohazard cleanup, sewage decontamination, deodorization, and/or wind damage during a disaster or emergency situation. By submitting a proposal, the Supplier is accepted these FEMA Special Conditions required by the Federal Emergency Management Agency (FEMA).

"Contract" in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as the "Master Agreement".

"Contractor" in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as "Supplier" or "Awarded Supplier".

Conflicts of Interest

No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a FEMA award if he or she has a real or apparent conflict of interest. Such a conflict would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties, has a financial or other interest in or a tangible personal benefit from a firm considered for award. 2 C.F.R. § 200.318(c)(1); See also Standard Form 424D, ¶ 7; Standard Form 424B, ¶ 3. i. FEMA considers a "financial interest" to be the potential for gain or loss to the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties as a result of the particular procurement. The prohibited financial interest may arise from ownership of certain financial instruments or investments such as stock, bonds, or real estate, or from a salary, indebtedness, job offer, or similar interest that might be affected by the particular procurement. ii. FEMA considers an "apparent" conflict of interest to exist where an actual conflict does not exist, but where a reasonable person with knowledge of the relevant facts would question the impartiality of the employee, officer, or agent participating in the procurement. c. Gifts. The officers, employees, and agents of the Participating Public Agency nor the Participating Public Agency ("NFE") must neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, NFE's may set standards for situations in which the financial interest is de minimus, not substantial, or the gift is an unsolicited item of nominal value. 2 C.F.R. § 200.318(c)(1). d. Violations. The NFE's written standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the NFE. 2 C.F.R. § 200.318(c)(1). For example, the penalty for a NFE's employee may be dismissal, and the penalty for a contractor might be the termination of the contract.

Contractor Integrity

A contractor must have a satisfactory record of integrity and business ethics. Contractors that are debarred or suspended as described in Chapter III, ¶ 6.d must be rejected and cannot receive contract awards at any level.

Public Policy

A contractor must comply with the public policies of the Federal Government and state, local government, or tribal government. This includes, among other things, past and current compliance with the:

- a. Equal opportunity and nondiscrimination laws
- b. Five affirmative steps described at 2 C.F.R. § 200.321(b) for all subcontracting under contracts supported by FEMA financial assistance; and FEMA Procurement Guidance June 21, 2016 Page IV- 7
- c. Applicable prevailing wage laws, regulations, and executive orders

Affirmative Steps

For any subcontracting opportunities, Contractor must take the following Affirmative steps:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
2. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and

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5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Bid Guarantee

For proposals that are to include construction/reconstruction/renovation and related services, bids must be accompanied by Certified or Cashier's Check or an approved Bid Bond in the amount of not less than five percent (5%) of the total bid. Surety shall provide a copy of the Power of Attorney authorizing the Executing Agent the authority to execute the bid bond documents and bind the Surety to the bid bond conditions. The bid bond shall have a corporate Surety that is licensed to conduct business in the state of the lead agency and authorized to underwrite bonds in the amount of the bid bond.

Prevailing Wage Requirements

When applicable, the awarded Contractor (s) and any and all subcontractor(s) agree to comply with all laws regarding prevailing wage rates including the Davis-Bacon Act, applicable to this solicitation and/or Participating Public Agencies. The Participating Public Agency shall notify the Contractor of the applicable pricing/prevailing wage rates and must apply any local wage rates requested. The Contractor and any subcontractor(s) shall comply with the prevailing wage rates set by the Participating Public Agency.

Federal Requirements

If products and services are issued in response to an emergency or disaster recovery the items below, located in this FEMA Special Conditions section of the Federal Funds Certifications, are activated and required when federal funding may be utilized.

2 C.F.R. § 200.326 and 2 C.F.R. Part 200, Appendix II, Required Contract Clauses

1. Termination for Convenience:

The right to terminate this Contract for the convenience of the Participating Public Agency is retained by the Participating Public Agency. In the event of a termination for convenience by the Participating Public Agency, the Participating Public Agency shall, at least ten (10) calendar days in advance, deliver written notice of the termination for convenience to Contractor. Upon Contractor's receipt of such written notice, Contractor immediately shall cease the performance of the Work and shall take reasonable and appropriate action to secure and protect the Work then in place. Contractor shall then be paid by the Participating Public Agency, in accordance with the terms and provisions of the Contract Documents, an amount not to exceed the actual labor costs incurred, the actual cost of all materials installed and the actual cost of all materials stored at the project site or away from the project site, as approved in writing by the Participating Public Agency but not yet paid for and which cannot be returned, and actual, reasonable and documented demobilization costs, if any, paid by Contractor and approved by the Participating Public Agency in connection with the Scope of Work in place which is completed as of the date of termination by the Participating Public Agency and that is in conformance with the Contract Documents, less all amounts previously paid for the Work. No amount ever shall be owed or paid to Contractor for lost or anticipated profits on any part of the Scope of Work not performed or for consequential damages of any kind.

2. Equal Employment Opportunity:

The Participating Public Agency highly encourages Contractors to implement Affirmative Action practices in their employment programs. This means Contractor should not discriminate against any employee or applicant for employment because of race, color, religion, sex, pregnancy, sexual orientation, political belief or affiliation, age, disability or genetic information.

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees

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and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's non-compliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: *Provided*, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

3. "During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or

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on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

- (3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (7) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States."

4. Davis Bacon Act and Copeland Anti-Kickback Act

- a. Applicability of Davis-Bacon Act. The Davis-Bacon Act only applies to the emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program, and Transit Security Grant Program. **It does not apply to other FEMA grant and cooperative agreement programs, including the Public Assistance Program.**
- b. All prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 (Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction)). See 2 C.F.R. Part 200, Appendix II, ¶ D.
- c. In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages

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not less than once a week.

- d. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.
- e. In contracts subject to the Davis-Bacon Act, the contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). The Copeland Anti-Kickback Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA.
- f. The regulation at 29 C.F.R. § 5.5(a) does provide the required contract clause that applies to compliance with both the Davis-Bacon and Copeland Acts. However, as discussed in the previous subsection, the Davis-Bacon Act does not apply to Public Assistance recipients and subrecipients. In situations where the Davis-Bacon Act does not apply, neither does the Copeland "Anti-Kickback Act." However, for purposes of grant programs where both clauses do apply, FEMA requires the following contract clause:

"Compliance with the Copeland "Anti-Kickback" Act.

- (1) Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.
- (2) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses
- (3) Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12."

5. Contract Work Hours and Safety Standards Act.

- a. Applicability: This requirement applies to all FEMA grant and cooperative agreement programs.
- b. Where applicable (see 40 U.S.C. § 3701), all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations at 29 C.F.R. Part 5. See 2 C.F.R. Part 200, Appendix II, ¶ E.
- c. Under 40 U.S.C. § 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the workweek.
- d. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working

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conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

- e. The regulation at 29 C.F.R. § 5.5(b) provides the required contract clause concerning compliance with the Contract Work Hours and Safety Standards Act:

"Compliance with the Contract Work Hours and Safety Standards Act.

- (1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
- (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.
- (3) Withholding for unpaid wages and liquidated damages. The (write in the name of the Federal agency or the loan or grant recipient) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.
- (4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section."

6. Rights to Inventions Made Under a Contract or Agreement.

- a. Stafford Act Disaster Grants. This requirement **does not apply to the Public Assistance** Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households – Other Needs Assistance Grant Program, as

FEMA awards under these programs do not meet the definition of "funding agreement."

- b. If the FEMA award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and

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the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non-Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by FEMA. See 2 C.F.R. Part 200, Appendix II, ¶ F.

- c. The regulation at 37 C.F.R. § 401.2(a) currently defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

7. Clean Air Act and the Federal Water Pollution Control Act. Contracts of amounts in excess of \$150,000 must contain a provision that requires the contractor to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations must be reported to FEMA and the Regional Office of the Environmental Protection Agency. See 2 C.F.R. Part 200, Appendix II, ¶ G.

- a. The following provides a sample contract clause concerning compliance for contracts of amounts in excess of \$150,000:

"Clean Air Act

- (1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
- (2) The contractor agrees to report each violation to the (name of the state agency or local or Indian tribal government) and understands and agrees that the (name of the state agency or local or Indian tribal government) will, in turn, report each violation as required to assure notification to the (name of recipient), Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- (3) The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

- (1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- (2) The contractor agrees to report each violation to the (name of the state agency or local or Indian tribal government) and understands and agrees that the (name of the state agency or local or Indian tribal government) will, in turn, report each violation as required to assure notification to the (name of recipient), Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- (3) The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA."

8. Debarment and Suspension.

- a. Applicability: This requirement applies to all FEMA grant and cooperative agreement

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programs.

- b. Non-federal entities and contractors are subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and Suspension* (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Non procurement Debarment and Suspension).
- c. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs and activities. See 2 C.F.R. Part 200, Appendix II, ¶ H; and *Procurement Guidance for Recipients and Subrecipients Under 2 C.F.R. Part 200 (Uniform Rules): Supplement to the Public Assistance Procurement Disaster Assistance Team (PDAT) Field Manual* Chapter IV, ¶ 6.d, and Appendix C, ¶ 2 [hereinafter *PDAT Supplement*]. A contract award must not be made to parties listed in the SAM Exclusions. SAM Exclusions is the list maintained by the General Services Administration that contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. SAM exclusions can be accessed at www.sam.gov. See 2 C.F.R. § 180.530; *PDAT Supplement*, Chapter IV, ¶ 6.d and Appendix C, ¶ 2.
- d. In general, an "excluded" party cannot receive a Federal grant award or a contract within the meaning of a "covered transaction," to include subawards and subcontracts. This includes parties that receive Federal funding indirectly, such as contractors to recipients and subrecipients. The key to the exclusion is whether there is a "covered transaction," which is any non-procurement transaction (unless excepted) at either a "primary" or "secondary" tier. Although "covered transactions" do not include contracts awarded by the Federal Government for purposes of the non-procurement common rule and DHS's implementing regulations, it does include some contracts awarded by recipients and subrecipient.
- e. Specifically, a covered transaction includes the following contracts for goods or services:
 - (1) The contract is awarded by a recipient or subrecipient in the amount of at least \$25,000.
 - (2) The contract requires the approval of FEMA, regardless of amount.
 - (3) The contract is for federally required audit services.
 - (4) A subcontract is also a covered transaction if it is awarded by the contractor of a recipient or subrecipient and requires either the approval of FEMA or is in excess of \$25,000.
- d. The following provides a debarment and suspension clause. It incorporates an optional method of verifying that contractors are not excluded or disqualified:

"Suspension and Debarment

- (1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the contractor is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- (2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- (3) This certification is a material representation of fact relied upon by (insert name of subrecipient). If it is later determined that the contractor did not comply with 2 C.F.R.

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pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to (name of state agency serving as recipient and name of subrecipient), the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

- (4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions."

9. Byrd Anti-Lobbying Amendment.

- a. Applicability: This requirement applies to all FEMA grant and cooperative agreement programs.
- b. Contractors that apply or bid for an award of \$100,000 or more must file the required certification. See 2 C.F.R. Part 200, Appendix II, ¶ I; 44 C.F.R. Part 18; *PDAT Supplement*, Chapter IV, 6.c; Appendix C, ¶ 4.
- c. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award. See *PDAT Supplement*, Chapter IV, ¶ 6.c and Appendix C, ¶ 4.
- d. The following provides a Byrd Anti-Lobbying contract clause:

"Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient."

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements (To be submitted with each bid or offer exceeding \$100,000)

The undersigned [Contractor] certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any

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Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, Trane U.S. Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*, apply to this certification and disclosure, if any.


Signature of Contractor's Authorized Official

Greg Spencer, Strategic Cooperative Program Leader

Name and Title of Contractor's Authorized Official

1/17/2023

Date

10. Procurement of Recovered Materials.

- a. Applicability: This requirement applies to all FEMA grant and cooperative agreement programs.
- b. A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. No. 89-272 (1965) (codified as amended by the Resource Conservation and Recovery Act at 42 U.S.C. § 6962). See 2 C.F.R. Part 200, Appendix II, ¶ J; 2 C.F.R. § 200.322; PDAT Supplement, Chapter V, ¶ 7.
- c. The requirements of Section 6002 include procuring only items designated in guidelines of the EPA at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.
- d. The following provides the clause that a state agency or agency of a political

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subdivision of a state and its contractors can include in contracts meeting the above contract thresholds:

"(1) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired—

- (i) Competitively within a timeframe providing for compliance with the contract performance schedule;
- (ii) Meeting contract performance requirements; or
- (iii) At a reasonable price.

(2) Information about this requirement, along with the list of EPA- designate items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>."

11. Additional FEMA Requirements.

- a. The Uniform Rules authorize FEMA to require additional provisions for non- Federal entity contracts. FEMA, pursuant to this authority, requires or recommends the following:

- b. Changes.

To be eligible for FEMA assistance under the non-Federal entity's FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope. FEMA recommends, therefore, that a non-Federal entity include a changes clause in its contract that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The language of the clause may differ depending on the nature of the contract and the end-item procured.

- c. Access to Records.

All non-Federal entities must place into their contracts a provision that all contractors and their successors, transferees, assignees, and subcontractors acknowledge and agree to comply with applicable provisions governing Department and FEMA access to records, accounts, documents, information, facilities, and staff. See DHS Standard Terms and Conditions, v 3.0, ¶ XXVI (2013).

- d. The following provides a contract clause regarding access to records:

"Access to Records. The following access to records requirements apply to this contract:

(1) The contractor agrees to provide (insert name of state agency or local or Indian tribal government), (insert name of recipient), the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

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(3) The contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract."

12. DHS Seal, Logo, and Flags.

- a. All non-Federal entities must place in their contracts a provision that a contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval. See DHS Standard Terms and Conditions, v 3.0, ¶ XXV (2013).
- b. The following provides a contract clause regarding DHS Seal, Logo, and Flags: "The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre- approval."

13. Compliance with Federal Law, Regulations, and Executive Orders.

- a. All non-Federal entities must place into their contracts an acknowledgement that FEMA financial assistance will be used to fund the contract along with the requirement that the contractor will comply with all applicable federal law, regulations, executive orders, and FEMA policies, procedures, and directives.
- b. The following provides a contract clause regarding Compliance with Federal Law, Regulations, and Executive Orders: "This is an acknowledgement that FEMA financial assistance will be used to fund the contract only. The contractor will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives."

14. No Obligation by Federal Government.

- a. The non-Federal entity must include a provision in its contract that states that the Federal Government is not a party to the contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.
- b. The following provides a contract clause regarding no obligation by the Federal Government: "The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract."

15. Program Fraud and False or Fraudulent Statements or Related Acts.

- a. The non-Federal entity must include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.
- b. The following provides a contract clause regarding Fraud and False or Fraudulent or Related Acts: "The contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract."

Additional contract clauses per 2 C.F.R. § 200.325

For applicable construction/reconstruction/renovation and related services: A payment and performance bond are both required for 100 percent of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract. A "payment bond" is one executed in connection with a contract to assure payment as required by law of all

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persons supplying labor and material in the execution of the work provided in the contract.

Offeror agrees to comply with all terms and conditions outlined in the FEMA Special Conditions section of this solicitation.


Offeror's Name: Trane U.S. Inc.

Address, City, State, and Zip Code: 800-E Beaty Street, Davidson, NC 28036

Phone Number: 469-442-6055 Fax Number: _____

Printed Name and Title of Authorized Representative: Greg Spencer

Email Address: gsspencer@trane.com

Signature of Authorized Representative:  Date: 1/17/23

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Appendix 4: New Jersey Business Compliance

EXHIBIT G NEW JERSEY BUSINESS COMPLIANCE

NEW JERSEY BUSINESS COMPLIANCE

Suppliers intending to do business in the State of New Jersey must comply with policies and procedures required under New Jersey statutes. All offerors submitting proposals must complete the following forms specific to the State of New Jersey. Completed forms should be submitted with the offeror's response to the RFP. Failure to complete the New Jersey packet will impact OMNIA Partners' ability to promote the Master Agreement in the State of New Jersey.

DOC #1	Ownership Disclosure Form
DOC #2	Non-Collusion Affidavit
DOC #3	Affirmative Action Affidavit
DOC #4	Political Contribution Disclosure Form
DOC #5	Stockholder Disclosure Certification
DOC #6	Certification of Non-Involvement in Prohibited Activities in Iran
DOC #7	New Jersey Business Registration Certificate

New Jersey suppliers are required to comply with the following New Jersey statutes when applicable:

- all anti-discrimination laws, including those contained in N.J.S.A. 10:2-1 through N.J.S.A. 10:2-14, N.J.S.A. 10:5-1, and N.J.S.A. 10:5-31 through 10:5-38;
- Prevailing Wage Act, N.J.S.A. 34:11-56.26, for all contracts within the contemplation of the Act;
- Public Works Contractor Registration Act, N.J.S.A. 34:11-56.26; and
- Bid and Performance Security, as required by the applicable municipal or state statutes.

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DOC #1

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: Trane U.S. Inc. New Jersey Branch

Organization Address: 19 Chapin Road Building B Suite 200, Pine Brook NJ 07058

Part I Check the box that represents the type of business organization:

- ☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- ☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- ☒ For-Profit Corporation (any type) ☐ Limited Liability Company (LLC)
- ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)
- ☐ Other (be specific): _____

Part II

- ☐ The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

OR

- ☒ No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address

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Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**


Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II other than for any publicly traded parent entities referenced above. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the **<name of contracting unit>** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with **<type of contracting unit>** to notify the **<type of contracting unit>** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the **<type of contracting unit>** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Christopher Baker	Title:	Area General Manager Trane New Jersey
Signature:		Date:	1/12/23

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DOC #2

NON-COLLUSION AFFIDAVIT

STANDARD BID DOCUMENT REFERENCE	
	Reference: VII-H
Name of Form:	NON-COLLUSION AFFIDAVIT
Statutory Reference:	No specific statutory reference State Statutory Reference N.J.S.A. 52:34-15
Instructions Reference:	Statutory and Other Requirements VII-H
Description:	The Owner's use of this form is optional. It is used to ensure that the bidder has not participated in any collusion with any other bidder or Owner representative or otherwise taken any action in restraint of free and competitive bidding.

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NON-COLLUSION AFFIDAVIT

State of New Jersey
County of Morris

ss:

I, Christopher Baker residing in Pine Brook
(name of affiant) (name of municipality)
in the County of Morris and State of New Jersey of full
age, being duly sworn according to law on my oath depose and say that:

I am Area General Manager of the firm of Trane U.S. Inc. New Jersey Branch
(title or position) (name of firm)

the bidder making this Proposal for the bid
RFP for Energy Solutions
entitled Solicitation Number 22-15, and that I executed the said proposal with
(title of bid proposal)

full authority to do so that said bidder has not, directly or indirectly entered into any agreement,
participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in
connection with the above named project; and that all statements contained in said proposal and in this
affidavit are true and correct, and made with full knowledge that the Region 4 Education Service Center
(name of contracting unit) relies upon the truth of the statements contained in said Proposal
and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such
contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent
fee, except bona fide employees or bona fide established commercial or selling agencies maintained by
_____.

Subscribed and sworn to

before me this day

January 12, 2023

Notary public of

My Commission expires _____

(Seal)



Signature
Christopher Baker
(Type or print name of affiant under signature)

DOC #3

**AFFIRMATIVE ACTION AFFIDAVIT
(P.L. 1975, C.127)**

Company Name: Trane U.S. Inc. New Jersey Branch
Street: 19 Chapin Road, Building B Suite 200
City, State, Zip Code: Pine Brook, New Jersey 07058

Proposal Certification:

Indicate below company's compliance with New Jersey Affirmative Action regulations. Company's proposal will be accepted even if company is not in compliance at this time. No contract and/or purchase order may be issued, however, until all Affirmative Action requirements are met.

Required Affirmative Action Evidence:

Procurement, Professional & Service Contracts (Exhibit A)

Vendors must submit with proposal:

1. A photo copy of their Federal Letter of Affirmative Action Plan Approval

OR

2. A photo copy of their Certificate of Employee Information Report

OR **Provided on the following page.**

3. A complete Affirmative Action Employee Information Report (AA302) _____

Public Work – Over \$50,000 Total Project Cost:

- A. No approved Federal or New Jersey Affirmative Action Plan. We will complete Report Form AA201-A upon receipt from the
- B. Approved Federal or New Jersey Plan – certificate enclosed

I further certify that the statements and information contained herein, are complete and correct to the best of my knowledge and belief.

1/12/23
Date

Authorized Signature and Title

Christopher Baker, Area General Manager Trane New Jersey

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Certification **8895**

CERTIFICATE OF EMPLOYEE INFORMATION REPORT **RENEWAL**

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-Jan-2022** to **15-Jan-2025**

TRANE U.S. INC.
19 CHAPIN ROAD, BLDG. B STE 200
PINE BROOK **NJ** **07058**



Elizabeth Maher Muoio
ELIZABETH MAHER MUOIO
State Treasurer

DOC #3, continued

**P.L. 1995, c. 127 (N.J.A.C. 17:27)
MANDATORY AFFIRMATIVE ACTION LANGUAGE**

**PROCUREMENT, PROFESSIONAL AND SERVICE
CONTRACTS**

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisement for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation.

The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers trade consistent with the applicable county employment goal prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the state of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and lay-off to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).



Signature of Procurement Agent

Version January 29, 2021

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM**Public Agency Instructions**

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 (http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). Please refer back to these instructions for the appropriate links, as the Local Finance Notices include links that are no longer operational.

1. The disclosure is required for all contracts in excess of \$17,500 that are **not awarded** pursuant to a “fair and open” process (N.J.S.A. 19:44A-20.7).
2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.
3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.
4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.
 - a. The Division has prepared model disclosure forms for each county. They can be downloaded from the “County PCD Forms” link on the Pay-to-Play web site at <http://www.nj.gov/dca/divisions/dlgs/programs/lpcl.html#12>. They will be updated from time-to-time as necessary.
 - b. A public agency using these forms **should edit them to properly reflect the correct legislative district(s).** As the forms are county-based, **they list all legislative districts** in each county. **Districts that do not represent the public agency should be removed from the lists.**
 - c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
 - d. The form may be used “as-is”, subject to edits as described herein.
 - e. The “Contractor Instructions” sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
 - f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.
5. It is recommended that the contractor also complete a “Stockholder Disclosure Certification.” This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract (See Local Finance Notice 2006-7 for additional information on this obligation at http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions. NOTE: This section is not applicable to Boards of Education.

Version January 29, 2021

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a "fair and open" process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
 - of the public entity awarding the contract
 - of that county in which that public entity is located
 - of another public entity within that county
 - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed \$300 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 19:44A-20.26 itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an "interest" ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, "a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity." [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor's responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor's submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law. **NOTE: This section does not apply to Board of Education contracts.**

* N.J.S.A. 19:44A-3(s): "The term "legislative leadership committee" means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures."

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DOC #4, continued

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Required Pursuant to N.J.S.A. 19:44A-20.26

**This form or its permitted facsimile must be submitted to the local unit
no later than 10 days prior to the award of the contract.**

Part I – Vendor Information

Vendor Name:	Trane U.S. Inc. New Jersey Branch		
Address:	19 Chapin Road, Building B Suite 200		
City:	Pine Brook	State:	NJ Zip: 07058

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.



Signature

Christopher Baker

Printed Name

Area General Manager Trane New Jersey

Title

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than \$300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form

Contributor Name	Recipient Name	Date	Dollar Amount
			\$

☐ Check here if the information is continued on subsequent page(s)

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DOC #4, continued

List of Agencies with Elected Officials Required for Political Contribution Disclosure
N.J.S.A. 19:44A-20.26

County Name:

State: Governor, and Legislative Leadership Committees

Legislative District #s:

State Senator and two members of the General Assembly per district.

County:

Freeholders
{County Executive}

County Clerk
Surrogate

Sheriff

Municipalities (Mayor and members of governing body, regardless of title):

**USERS SHOULD CREATE THEIR OWN FORM, OR DOWNLOAD
FROM THE PAY TO PLAY SECTION OF THE DLGS WEBSITE A
COUNTY-BASED, CUSTOMIZABLE FORM.**

*It is the policy of Trane U.S. Inc. to comply with all laws of the U.S. and certain other countries that set strict limits on contributions by corporations to political parties and candidates. Trane U.S. Inc. chooses to focus corporate charitable contributions on non-political areas of interest. Trane U.S. Inc. and its subsidiaries do not support contributions to, nor does it sponsor employee involvement with, political organizations, candidates, public office holders, fraternal or labor organizations, or any cause that is inconsistent with the letter and spirit of the company's Code of Conduct and values. Employees may not make any direct or indirect political contribution or expenditure on behalf of Ingersoll Rand or any of its related companies, unless authorized in writing by Ingersoll Rand's Government and Public Affairs Office or the Ethics and Compliance Group.

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STOCKHOLDER DISCLOSURE CERTIFICATION**Name of Business:**

☐ I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

☒ I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

☐ Partnership ☒ Corporation ☐ Sole Proprietorship


☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability Partnership

☐ Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

Stockholders:

Name:	Name:
Home Address:	Home Address:
Name:	Name:
Home Address:	Home Address:
Name:	Name:
Home Address:	Home Address:

Subscribed and sworn before me this <u>12th</u> day of <u>January</u> , 2023.	(Affiant)
(Notary Public)	<u>Kristin Hauser, Contracting Project Administrator</u>
My Commission expires:	(Print name & title of affiant)
	(Corporate Seal)

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DOC #6

Certification of Non-Involvement in Prohibited Activities in Iran

Pursuant to N.J.S.A. 52:32-58, Offerors must certify that neither the Offeror, nor any of its parents, subsidiaries, and/or affiliates (as defined in N.J.S.A. 52:32 – 56(e) (3)), is listed on the Department of the Treasury's List of Persons or Entities Engaging in Prohibited Investment Activities in Iran and that neither is involved in any of the investment activities set forth in N.J.S.A. 52:32 – 56(f).

Offerors wishing to do business in New Jersey through this contract must fill out the Certification of Non-Involvement in Prohibited Activities in Iran here:

http://www.state.nj.us/humanservices/dfd/info/standard/fdc/disclosure_investmentact.pdf.

Offerors should submit the above form completed with their proposal.

Provided on the following page.

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DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY - DIVISION OF PURCHASE AND PROPERTY
33 WEST STATE STREET, P.O. BOX 230 TRENTON, NEW JERSEY 08625-0230

BID SOLICITATION # AND TITLE: REGION 4 EDUCATION SERVICE CENTER, RFP for Energy Solutions, Solicitation Number 22-15

VENDOR NAME: Trane U.S. Inc.

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at <https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX



I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran.

OR



I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities
Relationship to Vendor/ Bidder
Description of Activities

Duration of Engagement
Anticipated Cessation Date

**Attach Additional Sheets If Necessary.*

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I may be subject to criminal prosecution under the law, and it will constitute a material breach of my contract(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.

Signature

01/15/2023

Date

Christopher Baker, Area General Manager Trane New Jersey

Print Name and Title

DPP Rev. 12.13.2021

DOC #7

**NEW JERSEY BUSINESS REGISTRATION CERTIFICATE
(N.J.S.A. 52:32-44)**

Offerors wishing to do business in New Jersey must submit their State Division of Revenue issued Business Registration Certificate with their proposal here. Failure to do so will disqualify the Offeror from offering products or services in New Jersey through any resulting contract.

<https://www.njportal.com/DOR/BusinessRegistration/>

Provided on the following page.

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STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name: TRANE U.S. INC.
Trade Name:
Address: 1 CENTENNIAL PLAZA PO BOX 6820
PISCATAWAY, NJ 08855-6820
Certificate Number: 0091327
Effective Date: January 09, 1939
Date of Issuance: July 14, 2015

For Office Use Only:
20150714091648948

DOC #8

EEOAA EVIDENCE

Equal Employment Opportunity/Affirmative Action
Goods, Professional Services & General Service Projects

EEO/AA Evidence

Vendors are required to submit evidence of compliance with N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 in order to be considered a responsible vendor.

One of the following must be included with submission:

- Copy of Letter of Federal Approval
- Certificate of Employee Information Report **Provided on following page**
- Fully Executed Form AA302
- Fully Executed EEO-1 Report

See the guidelines at:

https://www.state.nj.us/treasury/contract_compliance/documents/pdf/guidelines/pa.pdf
for further information.

I certify that my bid package includes the required evidence per the above list and State website.

Name: Christopher Baker

Title: Area General Manager Trane New Jersey

Signature: 

Date: 1/12/23

Certification 8895
RENEWAL
CERTIFICATE OF EMPLOYEE INFORMATION REPORT

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of 15-Jan-2022 to 15-Jan-2025

TRANE U.S. INC.
19 CHAPIN ROAD, BLDG. B STE 200
PINE BROOK NJ 07058




ELIZABETH MAHER MUOIO
State Treasurer

DOC #9
MCBRIDE-PRINCIPLES



STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY

33 WEST STATE STREET, P.O. BOX 230
TRENTON, NEW JERSEY 08625-0230

MACBRIDE PRINCIPALS FORM

BID SOLICITATION #: 22-15

VENDOR/BIDDER: Trane U.S. Inc.

VENDOR'S/BIDDER'S REQUIREMENT
TO PROVIDE A CERTIFICATION IN COMPLIANCE WITH THE MACBRIDE PRINCIPALS
AND NORTHERN IRELAND ACT OF 1989

Pursuant to Public Law 1995, c. 134, a responsible Vendor/Bidder selected, after public bidding, by the Director of the Division of Purchase and Property, pursuant to N.J.S.A. 52:34-12, must complete the certification below by checking one of the two options listed below and signing where indicated. If a Vendor/Bidder that would otherwise be awarded a purchase, contract or agreement does not complete the certification, then the Director may determine, in accordance with applicable law and rules, that it is in the best interest of the State to award the purchase, contract or agreement to another Vendor/Bidder that has completed the certification and has submitted a bid within five (5) percent of the most advantageous bid. If the Director finds contractors to be in violation of the principals that are the subject of this law, he/she shall take such action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, on behalf the Vendor/Bidder, certify pursuant to N.J.S.A. 52:34-12.2 that:

☐

CHECK THE APPROPRIATE BOX

The Vendor/Bidder has no business operations in Northern Ireland; or

☒

OR
The Vendor/Bidder will take lawful steps in good faith to conduct any business operations it has in Northern Ireland in accordance with the MacBride principals of nondiscrimination in employment as set forth in section 2 of P.L. 1987, c. 177 (N.J.S.A. 52:18A-89.5) and in conformance with the United Kingdom's Fair Employment (Northern Ireland) Act of 1989, and permit independent monitoring of its compliance with those principals.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of my agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification to be void and unenforceable.

A handwritten signature in black ink, appearing to read "Christopher Baker".

Signature

Christopher Baker, Area General Manager Trane New Jersey

1/12/23

Date

Print Name and Title

Version January 29, 2021

EXHIBIT H ADVERTISING COMPLIANCE REQUIREMENT

Pursuant to certain state notice provisions, including but not limited to Oregon Revised Statutes Chapter 279A.220, the following public agencies and political subdivisions of the referenced public agencies are eligible to register with OMNIA Partners and access the Master Agreement contract award made pursuant to this solicitation, and are hereby given notice of the foregoing request for proposals for purposes of complying with the procedural requirements of said statutes:

Nationwide:

State of Alabama	State of Hawaii	State of Massachusetts	State of New Mexico	State of South Dakota
State of Alaska	State of Idaho	State of Michigan	State of New York	State of Tennessee
State of Arizona	State of Illinois	State of Minnesota	State of North Carolina	State of Texas
State of Arkansas	State of Indiana	State of Mississippi	State of North Dakota	State of Utah
State of California	State of Iowa	State of Missouri	State of Ohio	State of Vermont
State of Colorado	State of Kansas	State of Montana	State of Oklahoma	State of Virginia
State of Connecticut	State of Kentucky	State of Nebraska	State of Oregon	State of Washington
State of Delaware	State of Louisiana	State of Nevada	State of Pennsylvania	State of West Virginia
State of Florida	State of Maine	State of New Hampshire	State of Rhode Island	State of Wisconsin
State of Georgia	State of Maryland	State of New Jersey	State of South Carolina	State of Wyoming
District of Columbia				

Lists of political subdivisions and local governments in the above referenced states / districts may be found at http://www.usa.gov/Agencies/State_and_Territories.shtml and <https://www.usa.gov/local-governments>.

Certain Public Agencies and Political Subdivisions:

**CITIES, TOWNS, VILLAGES AND BOROUGHS
INCLUDING BUT NOT LIMITED TO:**

BAKER CITY GOLF COURSE, OR
CITY OF ADAIR VILLAGE, OR
CITY OF ASHLAND, OR
CITY OF AUMSVILLE, OR
CITY OF AURORA, OR
CITY OF BAKER, OR
CITY OF BATON ROUGE, LA
CITY OF BEAVERTON, OR
CITY OF BEND, OR
CITY OF BOARDMAN, OR
CITY OF BONANAZA, OR
CITY OF BOSSIER CITY, LA
CITY OF BROOKINGS, OR
CITY OF BURNS, OR
CITY OF CANBY, OR
CITY OF CANYONVILLE, OR
CITY OF CLATSKANIE, OR
CITY OF COBURG, OR
CITY OF CONDON, OR
CITY OF COQUILLE, OR
CITY OF CORVALLI, OR
CITY OF CORVALLIS PARKS AND RECREATION
DEPARTMENT, OR
CITY OF COTTAGE GROVE, OR
CITY OF DONALD, OR
CITY OF EUGENE, OR
CITY OF FOREST GROVE, OR
CITY OF GOLD HILL, OR
CITY OF GRANTS PASS, OR
CITY OF GRESHAM, OR
CITY OF HILLSBORO, OR
CITY OF INDEPENDENCE, OR
CITY AND COUNTY OF HONOLULU, HI
CITY OF KENNER, LA

Version January 29, 2021

CITY OF LA GRANDE, OR
CITY OF LAFAYETTE, LA
CITY OF LAKE CHARLES, OR
CITY OF LEBANON, OR
CITY OF MCMINNVILLE, OR
CITY OF MEDFORD, OR
CITY OF METAIRIE, LA
CITY OF MILL CITY, OR
CITY OF MILWAUKIE, OR
CITY OF MONROE, LA
CITY OF MOSIER, OR
CITY OF NEW ORLEANS, LA
CITY OF NORTH PLAINS, OR
CITY OF OREGON CITY, OR
CITY OF PILOT ROCK, OR
CITY OF PORTLAND, OR
CITY OF POWERS, OR
CITY OF PRINEVILLE, OR
CITY OF REDMOND, OR
CITY OF REEDSPORT, OR
CITY OF RIDDLE, OR
CITY OF ROGUE RIVER, OR
CITY OF ROSEBURG, OR
CITY OF SALEM, OR
CITY OF SANDY, OR
CITY OF SCAPPOOSE, OR
CITY OF SHADY COVE, OR
CITY OF SHERWOOD, OR
CITY OF SHREVEPORT, LA
CITY OF SILVERTON, OR
CITY OF SPRINGFIELD, OR
CITY OF ST. HELENS, OR
CITY OF ST. PAUL, OR
CITY OF SULPHUR, LA
CITY OF TIGARD, OR
CITY OF TROUTDALE, OR

Appendix 5, Trane Products & Service List

An electronic version of this list is provided in Excel format on the flash drive. The file is named "Product and Service Matrix.xls."

HVAC Equipment and Products Matrix

Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
CHILLERS							
Air-cooled chillers	Air-Cooled Scroll Chillers	CGAM	Scroll Chiller Model CGAM (trane.com)	20 to 130 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Series R Helical Rotary Chillers	RTAC	Series R® Helical Rotary Chiller Model RTAC (trane.com)	140 to 500 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Sintesis Air-Cooled Chillers	RTAF	Sintesis® Air-Cooled Chillers (trane.com)	115 to 520 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Ascend Air-Cooled Chillers	ACS	Ascend™ Air-Cooled Chillers Model ACS (trane.com)	140 to 230 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Ascend Air-Cooled Chillers with Integrated Free Cooling	ACR	Ascend® ACR Chillers (trane.com)	150 to 550 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Air-Cooled Oil-Free Magnetic Bearing Chillers	TACA	Air-Cooled Oil-Free Magnetic Bearing Chillers (trane.com)	60 to 440 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Ascend Air-to-Water Heat Pump	ACX	Ascend® ACX Chillers (trane.com)	140 to 230 tons cooling; 1500 to 2500 MBh heating	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office

Air-cooled chillers	SuperMod	PACV	<u>SuperMod chiller (trane.com)</u>	10-60 to 960 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Air-cooled chillers	Manhattan Gen II	TPAC	<u>Manhattan™ Gen II Modular Chillers (trane.com)</u>	15 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	Water-Cooled Oil-Free Magnetic Bearing Chillers by Arctic	ARTC	<u>Water-Cooled Oil-Free Magnetic Bearing Chillers by Arctic (trane.com)</u>	60 to 1500 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	Water-Cooled Helical Rotary Chiller	RTUD, RTWD, RTHD	<u>Water-Cooled Helical Rotary Chiller (trane.com)</u>	80 to 450 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	CenTraVac Water-Cooled Chiller	CVHE, CVHF, CVHH, CVHM, CDHG, CDHH, CDHF	<u>CenTraVac Water-Cooled Chiller (trane.com)</u>	120 to 4000+ tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	Agility Centrifugal Water-Cooled Chiller	HDWA	<u>Agility® Centrifugal Water-Cooled Chillers (trane.com)</u>	175 to 425 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	Thermafit™ MiniMod™	ACW	<u>Trane Modular Chiller Model TACA</u>	60 to 1000 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	SuperMod	PWCV	<u>SuperMod chiller (trane.com)</u>	10-60 to 960 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Water-cooled chillers	PolyTherm	V30-V60	<u>PolyTherm™ modular chiller (trane.com)</u>	30 to 480 tons cooling; 450 to 7,200 Mbh heating	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office

Water-cooled chillers	Manhattan Gen II	TPWC	<u>Manhattan™ Gen II Modular Chillers (trane.com)</u>	15 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
Compressor chillers	Cold Generator Scroll Chillers	CICD, CGWR, CCAR	<u>Cold Generator Scroll Chillers (trane.com)</u>	CCID 20 to 85 tons; CGWR/CCAR 20 to 75 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant Delayed Start-Up	Contact Trane Office
UNITARY SYSTEMS THAT COMBINE HEATING, COOLING, AND FAN SECTIONS							
Rooftop systems	Impack - 14 SEER, 15 SEER, 16 SEER	4*CC4, 4* CY4; 4* CY5; 4* CZ6	<u>Impack (trane.com)</u>	2 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Rooftop systems	Foundation®	EBC, GBC	<u>Foundation® (trane.com)</u>	3 to 5 tons; 7.5 to 12.5 tons; 15 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Rooftop systems	Voyager® 2 & 3	T*D, T*H, Y*D, Y*H; TC,TE, YC	<u>Voyager® Rooftop Units (trane.com)</u>	12.5 to 25 tons; 27.5 to 50 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Rooftop systems	Precedent®	TS*,YS*; TSJ,YSJ; WS*, DS*; TH*, YH*; WH*,DH*; TZ*, YZ*	<u>Precedent® Rooftop Units (trane.com)</u>	3 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Rooftop systems	IntelliPak®	S*HL, S*HK	<u>IntelliPak (trane.com)</u>	20 to 162 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Split systems	Smaller Split Systems	4TTA3, 4TTA4, 4TTA7, 4TTL6, 4TTR3, 4TTR4, 4TTR6, 4TTR7; 4YWA4, 4TWA7, 4TWL6, 4TWR5,	<u>Split System Air Conditioners and Heat Pumps (trane.com)</u>	1.5 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office

		4TWR6, 4TWR4, 4TWR7; GAF2, GAM5, TAM6, EM4, TEM6					
Split systems	Gas Furnaces and coils	S8X1, S8X2, S9V2- PS, S9V2-VS, S9X1, S9X2, TDD2-9B, TUD2- 9B, 4PXA-U, 4PXC-U/D, 4TXC- DS, 4TXF	<u>Gas Furnaces and Indoor Coils (trane.com)</u>	1.5 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start- Up	Contact Trane Office
Split systems	Odyssey™	TTA, TWA, TWE	<u>Odyssey™ Split Systems with Symbio Controls (trane.com)</u>	6 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start- Up	Contact Trane Office
Split systems	Large Split Systems	RAUJ, CAUJ	<u>Large Commercial Condensers (RAUJ CAUJ) (trane.com)</u>	20 to 120 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start- Up	Contact Trane Office
Self-contained systems	Intellipak® Modular Series	SCW/R; SIW/R	<u>Intellipak® Modular Series (trane.com)</u>	20 to 35 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Self-contained systems	Modular Self Contained™	SCWM	<u>Modular 40 to 80 Tons (trane.com)</u>	40 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Self-contained systems	IntelliPak™ Signature Series	SC/I - W/R	<u>Signature 20 to 110 Tons (trane.com)</u>	20 to 110 tons WC, 25 to 60 tons AC	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, 2-10 Year Heat Exchanger Delayed Start-Up	Contact Trane Office
Water source heat pumps	Axiom™ High-Efficiency Console WSHP	GEC	<u>Console WSHP (trane.com)</u>	.5 to 1.5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start- Up	Contact Trane Office

Water source heat pumps	Axiom™ Horizontal and Vertical WSHP	EXHV/DXHV; VSHV; GEHV	<u>Axiom™ Horizontal and Vertical Water Source Heat Pumps (trane.com)</u>	.5 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Water source heat pumps	Trane® Axiom™ Rooftop WSHP	GWS	<u>Rooftop WSHP (trane.com)</u>	3 to 20 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Water source heat pumps	Axiom™ Vertical Stack WSHP	GET	<u>Axiom™ Vertical Stack Water Source Heat Pump (trane.com)</u>	.75 to 3 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
Water source heat pumps	Trane® Axiom™ Water-to-Water WSHP	EXW	<u>Axiom Water-to-Water WSHP (trane.com)</u>	5, 10 & 20 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-5 Year Refrigerant, Delayed Start-Up	Contact Trane Office
AIR HANDLING SYSTEMS							
Performance Air Handlers	Catalog Air Handlers	UCCA	<u>Catalog Air Handlers Industrial HVAC Heating and Cooling (trane.com)</u>	3 thru 30	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Performance Air Handlers	Semi-Custom Air Handlers	CSAA	<u>Semi-Custom Air Handlers HVAC Air Conditioning Units and Systems (trane.com)</u>	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Performance Air Handlers	Custom Air Handlers	CSAA, PSCA, TCFS, T CPA	<u>Custom Air Handlers Industrial HVAC Cooling and Heating Systems (trane.com)</u>	10,000 to 200,000+ CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Blower coil air handlers	Blower Coil Air Handlers	BCHD, BCVD, BCCD	<u>Blower Coil Air Handlers Terminal Devices, Blower Coils, Unit Heaters (trane.com)</u>	400 to 3000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Make-up air gas heating systems	Indirect Fired Make-Up Air	GGAA/GZAA	<u>Indirect Fired Make-Up Air Gas Heating System (trane.com)</u>	100 to 1,200 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger Delayed Start-up	Contact Trane Office

Air handler options	Motorized Impeller Fan Array	MI	<u>Motorized Impeller Fan Array (trane.com)</u>	Up to 15 Fans	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Air handler options	Sensible Assisted Membrane	SAM	<u>Sensible Assisted Membrane (trane.com)</u>	Customized Airflow	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Air cleaning options (IAQ)	Trane Catalytic Air Cleaning System	TCATS	<u>Trane Catalytic Air Cleaning System</u>	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Air cleaning options (IAQ)	CDQ® Desiccant Dehumidification	CDQ	<u>CDQ® Desiccant Dehumidification (trane.com)</u>	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
TERMINAL DEVICES							
Unit heaters	High Efficiency Gas Heaters	HI-050 to 400	<u>High Efficiency Gas Heaters (trane.com)</u>	50 to 400 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	S & P Unit Heaters	UHSB, UHPB	<u>S&P Unit Heaters (trane.com)</u>	8 to 705.6 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Unit heaters	Electric Unit Heaters	UHEC, UHXA, UHRA, UHWA, UHAA	<u>Electric Unit Heaters (trane.com)</u>	2 TO 100 Kw	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	GRAA, GFAA, GSAA	<u>Gas Unit Heaters (trane.com)</u>	100 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	GT, GH, GA, GB, GK	<u>Gas Unit Heaters (trane.com)</u>	30 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	GLNE, GMNE, GNNE, GTNE, GUNE, GVNE	<u>Gas Unit Heaters (trane.com)</u>	30 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office

Unit heaters	Gas Unit Heaters	GGAA	<u>Gas Unit Heaters (trane.com)</u>	100 to 800 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit heaters	Gas Unit Heaters	AHAA/AHBA	<u>Gas Unit Heaters (trane.com)</u>	1500 to 14,000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, 2-10 Year Heat Exchanger, Delayed Startup	Contact Trane Office
Unit ventilators	Classroom Unit Ventilators	HUVC, VUVC	<u>Classroom Unit Ventilators (trane.com)</u>	750 to 2000 CFM - Horz. 750 to 1500 CFM Vert.	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Fan coil units	UniTrane® Fan Coil	FCAB, FCBB, FCCB, FCDB, FCEB, FCHB, FCJB, FCPB	<u>UniTrane® Fan Coil</u>	200 to 1200 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Fan coil units	Vertical High Rise Fan Coil	FCVA	<u>Vertical High Rise Fan Coil (trane.com)</u>	300 to 1200 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Fan coil units	Sensible Cooling Terminal Units	LDCF, LDEF, LDWF	<u>Sensible-Cooling Terminal Devices Terminal Device Solutions (trane.com)</u>	4" to 8" Primary	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable air volume	<u>VariTrane® Round In Round Out</u>	VRRF	<u>VariTrane® Round In Round Out</u>	0 to 4000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable air volume	VariTrane® Single Duct Terminal Units	VCC, VCW, VCE, VDD	<u>VariTrane® Single Duct Terminal Units</u>	0 to 8000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable air volume	VariTrane® Dual Duct Terminal Units	VCC, VCW, VCE, VDD	<u>VariTrane® Dual Duct Terminal Units</u>	0 to 4000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office

Variable air volume	VariTrane® Fan Powered Terminal Units	VPCF, VPWF, VPEF, VSCF, VSWF, VSEF	<u>VariTrane® Fan-Powered Terminal Units</u>	0 to 3000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable air volume	VariTrane® Low-Height Fan-Powered Terminal Units	LPCF, LPWF, LPEF, LSCF, LSWF, LSEF	<u>VariTrane® Low-Height Fan-Powered Terminal Units</u>	0 to 1950 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
DUCTLESS VARIABLE REFRIGERANT VOLUME UNITS							
Variable Refrigerant Flow	N-Generation CITY MULTI® VRF						
Variable Refrigerant Flow	R2 Series	R2	<u>N-Generation CITY MULTI® VRF (trane.com)</u>	72 to 336MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	Y Series	Y	<u>N-Generation CITY MULTI® VRF (trane.com)</u>	72 to 432 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	S Series	S	<u>N-Generation CITY MULTI® VRF (trane.com)</u>	36 to 48 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	Indoor Units	TPLFYP, TPMFYP, TPCFYP, TPKFYP, TPWFYP, TPEFYP, TPVFYP, TPFFYP	<u>N-Generation CITY MULTI® VRF (trane.com)</u>		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	Horizon DOAS	OAB, OAD, OAG, OAK, OAN	<u>N-Generation CITY MULTI® VRF (trane.com)</u>	3 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Variable Refrigerant Flow	P Series	PUY, PUZ	<u>P Series (trane.com)</u>	12 to 42 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office

Variable Refrigerant Flow	Nv Series	NTYS, NTYM, NTXS, NTSM	<u>Nv Series (trane.com)</u>	6 to 60 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
DEDICATED OUTDOOR AIR SYSTEMS							
Dedicated outdoor air solutions	Trane® Horizon™ Outdoor Air Units	OAB, OAD, OAG, OAK, OAN	<u>Horizon® Air and Water Source Heat Pumps (trane.com)</u>	3 to 54 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Dedicated outdoor air solutions	Horizon™ Dedicated Outdoor Air Systems	OABD, OABE, OADD, OADE, OAGD, OAGE, OAKD, OAKE, OAND, OANE	<u>Horizon® Dedicated Outdoor Air Systems (trane.com)</u>	3 to 30 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Dedicated outdoor air solutions	Mixed Air Unit	HAEA	<u>Mixed Air Unit (trane.com)</u>	10 to 15 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
REPLACEMENT COILS							
Chilled and Hot Water Coils, Steam, DX	Air Heating and Cooling Coils	3W, 3U, W, WL, WP, UW, UP, 5W, WD, LL, UU, 5D, D1, D2, K, P2, P4, P8, UA, TT, T, ST, NS, N, 3F, UF, H4, FD, H3, F3	<u>Air Heating and Cooling Coils (trane.com)</u>	2 to 12 Rows	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
AUTOMATION EQUIPMENT							
Controls & Building Automation Systems (BAS)	Tracer® Ensemble		<u>Tracer Ensemble Enterprise Building Management Systems (trane.com)</u>		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Tracer® SC+		<u>Tracer® SC+ (trane.com)</u>		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office

Controls and BAS	Lighting Control Solutions	<u>Lighting Solutions (trane.com)</u>	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Air-Fi® Wireless Communications	<u>Air-Fi® Wireless Communications (trane.com)</u>	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Pivot® Smart Thermostat System	<u>Pivot® Smart Thermostat System (trane.com)</u>	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Sensors - CO ₂ , Temperature, and Combination Temperature and Humidity	<u>Sensors (trane.com)</u>	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
Controls and BAS	Power and Energy Meters	<u>Power and Energy Meters (trane.com)</u>	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Startup	Contact Trane Office
PARTS AND AFTERMARKET PRODUCT					
	Trane® OEM Parts	<u>Trane® OEM Parts Trane Supply</u>			Contact Trane Office
	Chemicalsfor HVAC Professionals	<u>Chemicals HVAC Parts & Supplies Trane Supply</u>			Contact Trane Office
	Airflow and Motors	<u>Motors, Air Flow and Drives HVAC Parts & Supplies Trane Supply</u>			Contact Trane Office
	Equipment	<u>HVAC Equipment HVAC Parts & Supplies Trane Supply</u>			Contact Trane Office
	Indoor Air Quality and Filters	<u>Indoor Air Quality HVAC Parts & Supplies Trane Supply</u>			Contact Trane Office

	Controls and Electricalfor HVAC Professionals		<u>Controls and Electrical HVAC Parts & Supplies Trane Supply</u>				Contact Trane Office
	Compressors & Valvesfor HVAC Professionals		<u>Compressors & Valves HVAC Parts & Supplies Trane Supply</u>				Contact Trane Office
	Installation Supplies, Tools and Test Instrumentsfor HVAC Professionals		<u>Installation & Testing Tools HVAC Parts & Supplies Trane Supply</u>				Contact Trane Office
	Refrigerant Handlingfor HVAC Professionals		<u>Refrigerant Handling HVAC Parts & Supplies Trane Supply</u>				Contact Trane Office
	General Productsfor HVAC Professionals		<u>General HVAC Parts HVAC Parts & Supplies Trane Supply</u>				Contact Trane Office
OTHER HVAC PRODUCTS							
Energy Storage	Calmac Thermal Storage Systems	Model C & A	<u>Thermal Energy Storage Solutions (trane.com)</u>	C - 41 to 486 Ton-Hours, A - 41 to 162 Ton-Hours	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Precision Cooling	Computer Room Air Conditioners (CRAC) Direct Expansion (DX)	CRAH, CRAC	<u>Computer Room Air Conditioners (CRAC) Direct Expansion (DX) (trane.com)</u>	6 thru 30 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Frequency Drives	TR200 Series	TR	<u>TR200 Series (trane.com)</u>	1.5 to 1350 HP	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Pumps	TACO Pumping Solutions (Example)	TACO	<u>Taco Comfort Solutions Leader in Hydronics and Pump Solutions</u>	Custom Sizes			

Pumps	PACO Pumping Solutions (Example)	PACO	<u>PACO Pumps FUSION PUMP</u>	Custom Sizes			
Cooling Towers	Baltimore Air Coil (Example)	BAC	<u>Global Baltimore Aircoil</u>	Custom Sizes			
Cooling Towers	SPX (Example)	SPX	<u>Cooling Towers - SPX Cooling Towers</u>	Custom Sizes			
Cooling Towers	Other manufactures available						
Heat Exchangers	Alfa Laval (Example)	AL	<u>Gasketed plate-and-frame heat exchangers Alfa Laval</u>	Custom Sizes			
Heat Exchangers	Other manufacturers available	EH	<u>Shell-and-tube heat exchangers Alfa Laval</u>				
Packaged Chiller Plants	TAS Packaged Chilling Products	TAS	<u>Modular Products & Solutions (tas.com)</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	Contact Trane Office
Multistack Module Chiller Systems	Modular Air Cooled	ASF,ASP,ARP	<u>Modular Solutions Air-Cooled - Multistack</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Modular Water Cooled	MSD,MSH,MSR,MSS	<u>Modular Solutions Water-Cooled - Multistack</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Packaged Solutions	ASC,ASM,HSS,ACF	<u>Packaged Solutions - Multistack</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Maglev Solutions	ACF,MSF,MSH	<u>MagLev Solutions - Multistack</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Heating Solutions	ARA,VME	<u>Heating Solutions - Multistack</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office

Multistack Module Chiller Systems	Multipro	MP	<u>MultiPRO - Multistack</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Multistack Module Chiller Systems	Auragreen	AG	<u>AuraGreen - Multistack</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor, Delayed Start-Up	Contact Trane Office
Heat Recovery Systems	Energy Recovery Systems (Example)	AE	<u>Energy Recovery Wheels HVAC Systems Airxchange</u>	Custom Sizes			
Energy Recovery Ventilator	RenewAire Energy Recovery Systems (Example)	SL-75	<u>RenewAire Energy Recovery Ventilation - ERVs</u>	Custom Sizes			
Boilers & Hot Water Heaters	Lochinvar Boiler Systems (Example)	CREST	<u>CREST with Hellcat™ Combustion Technology Lochinvar</u>	Custom Sizes			
Process Coolers	Filtrine (Example)	PCP,POC,PC	<u>Chiller Systems Industrial Chiller Manufacturer Filtrine</u>	Custom Sizes			
Tempspec Unit Ventilators	Classroom Air Conditioners	VUD,VUF,VDT	<u>Standard Unit Ventilators - Tempspec</u>	800 - 2000 CFM	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
Tempspec Unit Ventilators	Vertical Stacked Fan Coil Units	TL,TF,TR	<u>Vertical Stacked Fan Coil Units - Tempspec</u>	300 - 1200 CFM	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
Tempspec Unit Ventilators	Filtration	Air Medic	<u>Filtration - Tempspec</u>	Custom	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
Solar Collector Systems	Solar Photovoltaics (Example)	PV	<u>Home Solar plus Storage Solutions SunPower</u>	Custom			
Solar Collector Systems	Solar Thermal (Example)	ST	<u>Solar Thermal Heating Systems (Commercial &</u>	Custom			

**Residential) Solar Water
Heater Installers in CT
(sun-windsolutions.com)**

**Lakota-Wastewater-
Treatment-Plant
(trane.com)**

Water Treatment	Pump replacement, reservoir upgrades/repairs, UV system repair/upgrade/replacement, chemical use evaluation/ upgrade, conveyance system upgrades/replacements, pump station upgrades/replacements including pumps, SCADA, etc. water meter replacement and infrastructure improvements					
KCC Products	MSP Technology	MSP	<u>HOME KCCCompanies</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office
KCC Products	Heat Exchangers	DU/DV	<u>HOME KCCCompanies</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office
KCC Products	Dehumidifiers	DU/DV	<u>HOME KCCCompanies</u>	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office

Installation and Services Matrix

Product Type	Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
INSTALLATION AND SERVICES						
Installation of new equipment	Startup and commissioning services					
Maintenance of existing systems	Service and maintenance					
Upgrading of existing infrastructure	Wastewater Treatment Plant design build services					
	Pump replacements, blower replacements, SCADA upgrades, clarifier overhaul and/or replacement, digester improvements or replacements, thickening system improvements or replacements/dewatering systems, process improvements/changes, aeration system improvements or replacements, piping, alternative energy including turbines, cogeneration, solar, heat recovery, membrane replacement/new installation, pump stations refurbish or build new, force main or gravity main	<u>Lakota-Wastewater-Treatment-Plant (trane.com)</u>				

replacement/installation, UC
system installation/replacement,
chemical use evaluation and
amendments, VFD
installation/replacement, all
design build contracting services.

Turnkey services	Solar photovoltaic
Turnkey services	Wind turbines
Turnkey services	Thermal heating systems
Turnkey services	Alternative energy HVAC
Turnkey services	Geothermal heat pumps
Turnkey services	Lighting technology
Turnkey services	Pumping systems
Turnkey services	Microgrid
Turnkey services	Energy storage
Turnkey services	Solar daylighting
Turnkey services	Biomass plants
Turnkey services	Solar thermal domestic water heating

Turnkey services	Solar transpired wells	
Installation and services	Retrofit, new construction, energy retrofit, controls new- and upgrade and other	<u>Energy Conservation Measures (trane.com)</u>
Installation and services	Warranty Services - Extended parts & labor (define maximum number of years available), delayed start-up and other	
Installation and services	Professional Services - Engineering, Design, Drafting, Architectural, Project Management and other	

Related Products, Solutions, and Other Services Matrix

Product Type	Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Est. Lead Time / Delivery Time, etc.
HVAC EQUIPMENT CONTROLS						
Equipment controllers	Symbio Equipment Controllers	Symbio (trane.com)	N/A			
ANCILLARY SERVICES						
Wellsphere	Wellsphere™ addresses the four elements of indoor environmental quality	Wellsphere™ (trane.com)	N/A			
Wellsphere	Air Quality	Element of Air (trane.com)	N/A			
Wellsphere	Thermal Comfort	Element of Thermal (trane.com)	N/A			
Wellsphere	Lighting	Element of Lighting (trane.com)	N/A			
Wellsphere	Acoustics	Element of Acoustics (trane.com)	N/A			
Wellsphere	Assessment	Assess (trane.com)	N/A			
ENERGY PROGRAMS						
Energy & Sustainability	Energy Analysis & Monitoring	Energy Analysis & Monitoring (trane.com)				
Energy & Sustainability	Active Energy Management	Active Energy Management (trane.com)				
Energy & Sustainability	Renewable Energy & DERs	Renewable Energy & Distributed Energy Resources (trane.com)				
Energy & Sustainability	Energy Conservation Measures	Energy Conservation Measures (trane.com)				

Energy & Sustainability	Financing & Energy Services Contracting	<u>Financing & Energy Services Contracting (trane.com)</u>	
Energy & Sustainability	Digital Services	<u>Digital Services (trane.com)</u>	
Operate, Maintain & Repair	Connectivity & Cloud Services	<u>Connectivity & Cloud Services (trane.com)</u>	
Operate, Maintain & Repair	HVAC System Management	<u>HVAC System Management (trane.com)</u>	
Operate, Maintain & Repair	HVAC System Repair	<u>HVAC System Repair (trane.com)</u>	
DESIGN AND ANALYSIS TOOLS			
Design Tools and Software	Design and Analysis Tools	<u>Design Tools (trane.com)</u>	N/A
Design Tools and Software	TRACE® 3D Plus Load Design	<u>TRACE® 3D Plus Load Design (trane.com)</u>	N/A
Design Tools and Software	Trane® Design Assist™	<u>Trane® Design Assist™</u>	N/A
Design Tools and Software	myPLV®	<u>myPLV Design Tool (trane.com)</u>	N/A
Design Tools and Software	VariTrane Duct Designer	<u>Varitrane Duct Designer</u>	N/A
Design Tools and Software	Trane Pipe Designer	<u>Trane Pipe Designer</u>	N/A
Design Tools and Software	Trane Acoustics Program	<u>Trane Acoustics Program</u>	N/A
Design Tools and Software	Trane Engineer's Toolbox	<u>Trane Engineer's Toolbox</u>	N/A

Design Tools and Software	TRACE 700	<u>TRACE 700 (trane.com)</u>	N/A
Design Tools and Software	Calculators & Charts	<u>Calculators & Charts (trane.com)</u>	N/A
RENTAL AND LEASE SERVICES			
Rental and lease services	Trane HVAC Rentals	<u>HVAC Equipment Rentals (trane.com)</u>	
FINANCIAL SERVICES			
	Financing & Energy Services Contracting	<u>Financing & Energy Services Contracting (trane.com)</u>	
	OMNIA Partners	<u>OMNIA Partners (trane.com)</u>	
	Anticipation Discount Program	<u>Anticipation Discount Program (trane.com)</u>	
	Energy Savings Contracting	<u>Energy Savings Contracting (trane.com)</u>	
TRAINING AND/OR EDUCATIONAL SERVICES			
	Trane HVAC Education & Training	<u>Education & Training (trane.com)</u>	
	Trane University	<u>Trane University</u>	
	Trane Education Center	<u>TRANE Education Center - Browse Catalog (tranetechnologies.com)</u>	
	Engineers Newsletters & Engineers Newsletters Live!	<u>Engineers Newsletters (trane.com)</u>	
MUNICIPAL SERVICES			
	Building Systems Upgrades	<u>Building Systems (trane.com)</u>	
	HVAC System Retrofits	<u>HVAC System Retrofits (trane.com)</u>	

Existing HVAC Equipment Upgrades	<u>HVAC Equipment Upgrades (trane.com)</u>
New building construction/ replacement including civil/earthwork, tankage, landscape along with energy conservation/LEED services	
Indoor Air Quality, Acoustics, Lighting	<u>Wellsphere™ (trane.com)</u>
Window replacement	
Building Envelope	
Solar	<u>Renewable Energy & Distributed Energy Resources (trane.com)</u>
Roof repair/replacement	
Streetlights	
Parking Lot Lights	
Pump Station /Lift station design build services	
Generator replacement/upgrade	
Vehicle retrofit for sustainable fuel/biofuel, electric, etc.	
Charging station installation	
Smart Cities - traffic signals, photo radar, photo streetlights, 5G	<u>Local Government (trane.com)</u>

	Energy Conservation (Mechanical, Electrical, Utility, Civil, Structural and Architectural)	<u>Energy Conservation Measures (trane.com)</u>
Engineer & Contractor Support	Supporting Engineers who are designing the future	<u>Consulting Engineer (trane.com)</u>
Engineer & Contractor Support	Trane Contractor Solutions	<u>Contractor (trane.com)</u>
Engineer & Contractor Support	Client Direct Service	<u>CDS Support Home (custhelp.com)</u>
Engineer & Contractor Support	BIM and Selection Tools	<u>BIM and Selection Tools (trane.com)</u>
Engineer & Contractor Support	Civil Engineering	
Engineer & Contractor Support	Structural Engineering	

PRODUCT INFORMATION MATRIX

HVAC Equipment and Products							
Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Estimated Lead Time/ Delivery Time, etc.
Chillers Do not change red titles below							
Air-cooled chillers	Air-Cooled Scroll Chillers	CGAM	Scroll Chiller Model CGAM (trane.com)	20 to 130 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Series R Helical Rotary Chillers	RTAC	Series R® Helical Rotary Chiller Model RTAC (trane.com)	140 to 500 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Sintesis Air-Cooled Chillers	RTAF	Sintesis® Air-Cooled Chillers (trane.com)	115 to 520 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Ascend Air-Cooled Chillers	ACS	Ascend™ Air-Cooled Chillers Model ACS (trane.com)	140 to 230 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Ascend Air-Cooled Chillers with Integrated Free Cooling	ACR	Ascend® ACR Chillers (trane.com)	150 to 550 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Air-Cooled Oil-Free Magnetic Bearing Chillers	TACA	Air-Cooled Oil-Free Magnetic Bearing Chillers (trane.com)	60 to 440 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Ascend Air-to-Water Heat Pump	ACX	Ascend® ACX Chillers (trane.com)	140 to 230 tons cooling; 1500 to 2500 MBh heating	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	SuperMod	PACV	SuperMod chiller (trane.com)	10-60 to 960 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Manhattan Gen II	TPAC	Manhattan™ Gen II Modular Chillers (trane.com)	15 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
Water-cooled chillers	Water-Cooled Oil-Free Magnetic Bearing Chillers by Arctic	ARTC	Water-Cooled Oil-Free Magnetic Bearing Chillers by Arctic (trane.com)	60 to 1500 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	Contact Trane Office Contact Trane Office 2-5 Contact Trane Office
	Water-Cooled Helical Rotary Chiller	RTUD, RTWD, RTHD	Water-Cooled Helical Rotary Chiller (trane.com)	80 to 450 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	CenTraVac Water-Cooled Chiller	CVHE, CVHF, CVHH, CVHM, CDHG, CDHH, CDHF, HDWA	CenTraVac Water-Cooled Chiller (trane.com)	120 to 4000+ tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Agility Centrifugal Water-Cooled Chiller		Agility® Centrifugal Water-Cooled Chillers (trane.com)	175 to 425 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Thermafit™ MiniMod™	ACW	Trane Modular Chiller Model TACA	60 to 1000 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	SuperMod	PWCV	SuperMod chiller (trane.com)	10-60 to 960 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	PolyTherm	V30-V60	PolyTherm™ modular chiller (trane.com)	30 to 480 tons cooling; 450 to 7,200 MBh heating	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Manhattan Gen II	TPWC	Manhattan™ Gen II Modular Chillers (trane.com)	15 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
Compressor chillers	Cold Generator Scroll Chillers	CICD, CGWR, CCAR	Cold Generator Scroll Chillers (trane.com)	CCID 20 to 85 tons; CGWR/CCAR 20 to 75 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	Contact Trane Office Contact Trane Office 2-5 Contact Trane Office
			-				
Ancillary chiller water plant equipment							
Absorption liquid chillers	No longer manufactured by Trane						
Unitary systems that combine heating, cooling and fan sections							
Rooftop systems							
	Impack - 14 SEER, 15 SEER, 16 SEER	4*CC4, 4* CY4; 4* CYS; 4* CZ6	Impack (trane.com)	2 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Foundation®	EBC, GBC	Foundation® (trane.com)	3 to 5 tons; 7.5 to 12.5 tons; 15 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Voyager® 2 & 3	T*D, T*H, Y*D, Y*H; TC, TE, YC	Voyager® Rooftop Units (trane.com)	12.5 to 25 tons; to 50 tons	27.5 12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Precedent®	TS*,YS*; TSJ,YSJ; WS*, DS*; TH*, YH*; WH*,DH*; TZ*, YZ*	Precedent® Rooftop Units (trane.com)	3 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	IntelliPak®	S*HL, S*HK	IntelliPak (trane.com)	20 to 162 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
Split systems	Smaller Split Systems	4TTA3, 4TTA4, 4TTA7, 4TTL6, 4TTR3, 4TTR4, 4TTR6, 4TTR7; 4YWA4, 4TWA7, 4TWL6, 4TWR5, 4TWR6, 4TWR4, 4TWR7; GAF2, GAM5, TAM6, EM4, TEM6	Split System Air Conditioners and Heat Pumps (trane.com)	1.5 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Gas Furnaces and coils	S8X1, S8X2, S9V2-PS, S9V2-VS, S9X1, S9X2, TDD2-9B, TUD2-9B, 4PXA-U, 4PXC-U/D, 4TXC-DS, 4TXF	Gas Furnaces and Indoor Coils (trane.com)	1.5 to 5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Odyssey™	TTA, TWA, TWE		6 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Large Split Systems	RAUJ, CAUJ	Odyssey™ Split Systems with Symbio Controls (trane.com) Large Commercial Condensers (RAUJ CAUJ) (trane.com)	20 to 120 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
Self-contained systems	Intellipak® Modular Series	SCW/R; SIW/R	Intellipak® Modular Series (trane.com)	20 to 35 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office

PRODUCT INFORMATION MATRIX

1. HVAC Equipment and Products

Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Estimated Lead Time/ Delivery Time, etc.
		SCWM		40 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant 2-10 Year Heat Exchanger Delayed Start-Up	2-5 Contact Trane Office
	Modular Self Contained™		Modular 40 to 80 Tons (trane.com)				
		SC/I - W/R		20 to 110 tons WC to 60 tons AC	25 12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant 2-10 Year Heat Exchanger Delayed Start-Up	2-5 Contact Trane Office
	IntelliPak™ Signature Series		Signature 20 to 110 Tons (trane.com)				
Water source heat pumps							
	Axiom™ High-Efficiency Console WSHP	GEC	Console WSHP (trane.com)	.5 to 1.5 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Axiom™ Horizontal and Vertical WSHP	EXHV/DXHV; VSHV; GEHV	Axiom™ Horizontal and Vertical Water Source Heat Pumps (trane.co	.5 to 25 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Trane® Axiom™ Rooftop WSHP	GWS	Rooftop WSHP (trane.com)	3 to 20 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Axiom™ Vertical Stack WSHP	GET	Axiom™ Vertical Stack Water Source Heat Pump (trane.com)	.75 to 3 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
	Trane® Axiom™ Water-to-Water WSHP	EXW	Axiom Water-to-Water WSHP (trane.com)	5, 10 & 20 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Year Refrigerant Delayed Start-Up	2-5 Contact Trane Office
Air handling systems							
Performance Air Handlers							
	Catalog Air Handlers	UCCA	Catalog Air Handlers Industrial HVAC Heating and Cooling (trane.co	3 thru 30	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
	Semi-Custom Air Handlers	CSAA	Semi-Custom Air Handlers HVAC Air Conditioning Units and System	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
	Custom Air Handlers	CSAA, PSCA, TCFS, TCPA	Custom Air Handlers Industrial HVAC Cooling and Heating System	10,000 to 200,000+ CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office
Blower coil air handlers							
	Blower Coil Air Handlers	BCHD, BCVD, BCCD	Blower Coil Air Handlers Terminal Devices, Blower Coils, Unit Heaters (trane.com)	400 to 3000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-up	Contact Trane Office Contact Trane Office Contact Trane Office
Make-up air gas heating systems							
	Indirect Fired Make-Up Air	GGAA/GZAA	Indirect FiredMake-Up Air Gas Heating System (trane.com)	100 to 1,200 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor 10 Year Heat Exchanger Delayed Start-up	2- Contact Trane Office
Air handler options							
	Motorized Impeller Fan Array	MI	Motorized Impeller Fan Array (trane.com)	Up to 15 Fans	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Sensible Assited Membrane	SAM	Sensible Assisted Membrane (trane.com)	Customized Airflow	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Air cleaning options (Indoor Air Quality)							
	Trane Catalytic Air Cleaning System	TCATS	Trane Catalytic Air Cleaning System	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	CDQ® Desiccant Dehumidification	CDQ	CDQ® Desiccant Dehumidification (trane.com)	3 thru 120	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Terminal devices							
Unit heaters							
	High Efficiency Gas Heaters	HI-050 to 400	High Efficiency Gas Heaters (trane.com)	50 to 400 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor 10 Year Heat Exchanger Delayed Startup	2- Contact Trane Office
	S & P Unit Heaters	UHSB, UHPB	S&P Unit Heaters (trane.com)	8 to 705.6 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Electric Unit Heaters	UHEC, UHXA, UHRA, UHWA, UHAA	Electric Unit Heaters (trane.com)	2 TO 100 Kw	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Gas Unit Heaters	GRAA, GFAA, GSAA	Gas Unit Heaters (trane.com)	100 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor 10 Year Heat Exchanger Delayed Startup	Contact Trane Office Contact Trane Office
		GT, GH, GA, GB, GK	Gas Unit Heaters (trane.com)	30 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor 10 Year Heat Exchanger Delayed Startup	2- Contact Trane Office
		GLNE, GMNE, GNNE, GTNE, GUNE, GVNE	Gas Unit Heaters (trane.com)	30 to 400 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor 10 Year Heat Exchanger Delayed Startup	2- Contact Trane Office
		GGAA	Gas Unit Heaters (trane.com)	100 to 800 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor 10 Year Heat Exchanger Delayed Startup	2- Contact Trane Office
		AHAA/AHBA	Gas Unit Heaters (trane.com)	1500 to 14,000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor 10 Year Heat Exchanger Delayed Startup	2- Contact Trane Office
Unit ventilators							
	Classroom Unit Ventilators	HUVC, VUVC	Classroom Unit Ventilators (trane.com)	750 to 2000 CFM - Horz. to 1500 CFM Vert.	750 12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Fan coil units							
	UniTrane® Fan Coil	FCAB, FCBB, FCCB, FCDB, FCEB, FCHB, FCJB, FCPB, FCVA	UniTrane® Fan Coil	200 to 1200 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Vertical High Rise Fan Coil		Vertical High Rise Fan Coil (trane.com)	300 to 1200 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Sensible Cooling Terminal Units	LDCF, LDEF, LDWF	Sensible-Cooling Terminal Devices Terminal Device Solutions (trane.com)	4" to 8" Primary	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Ventilation fans							
Variable air volume							
	VariTrane® Round In Round Out	VRRF	VariTrane® Round In Round Out	0 to 4000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	VariTrane® Single Duct Terminal Units	VCC, VCW, VCE, VDD	VariTrane® Single Duct Terminal Units	0 to 8000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	VariTrane® Dual Duct Terminal Units	VCC, VCW, VCE, VDD	VariTrane® Dual Duct Terminal Units	0 to 4000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	VariTrane® Fan Powered Terminal Units	VPCF, VPWF, VPEF, VSCF, VSWF, VSEF	VariTrane® Fan-Powered Terminal Units	0 to 3000 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	VariTrane® Low-Height Fan-Powered Terminal Units	LPCF, LPWF, LPEF, LSCF, LSWF, LSEF	VariTrane® Low-Height Fan-Powered Terminal Units	0 to 1950 CFM	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Ductless variable refrigerant volume units							
Variable Refrigerant Flow							
	N-Generation CITY MULTI® VRF R2 Series	R2	N-Generation CITY MULTI® VRF (trane.com)	72 to 336Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Y Series	Y	N-Generation CITY MULTI® VRF (trane.com)	72 to 432 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	S Series	S	N-Generation CITY MULTI® VRF (trane.com)	36 to 48 Mbh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office

PRODUCT INFORMATION MATRIX

1. HVAC Equipment and Products							
Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Estimated Lead Time/Delivery Time, etc.
	Indoor Units	TPLFYP, TPMFYF, TPCFYF, TPKFYF, TPWFYF, TPEFYF, TPVEFY, TPFFYF	N-Generation CITY MULTI® VRF (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Horizon DOAS	OAB, OAD, OAG, OAK, OAN	N-Generation CITY MULTI® VRF (trane.com)	3 to 80 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	P Series	PUY, PUZ	P Series (trane.com)	12 to 42 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Nv Series	NTYS, NTYM, NTXS, NTSM	Nv Series (trane.com)	6 to 60 MBh	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Dedicated outdoor air systems							
Dedicated outdoor air solutions							
	Trane® Horizon™ Outdoor Air Units	OAB, OAD, OAG, OAK, OAN	Horizon® Air and Water Source Heat Pumps (trane.com)	3 to 54 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Horizon™ Dedicated Outdoor Air Systems	OABD, OABE, OADD, OADE, OAGD, OAGE, OAKD, OAKE, OAND, OANE	Horizon® Dedicated Outdoor Air Systems (trane.com)	3 to 30 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Mixed Air Unit	HAEA	Mixed Air Unit (trane.com)	10 to 15 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Replacement coils							
Chilled and Hot Water Coils, Steam, DX							
	Air Heating and Cooling Coils	3W, 3U, W, WL, WP, UW, UP, 5W, WD, LL, UU, 5D, D1, D2, K, P2, P4, P8, UA, TT, T, ST, NS, N, 3F, UF, H4, FD, H3, F3	Air Heating and Cooling Coils (trane.com)	2 to 12 Rows	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Automation equipment							
Controls and Building Automation Systems							
	Tracer® Ensemble		Tracer Ensemble Enterprise Building Management Systems (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Tracer® SC+		Tracer® SC+ (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Lighting Control Solutions		Lighting Solutions (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Air-Fi® Wireless Communications		Air-Fi® Wireless Communications (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Pivot® Smart Thermostat System		Pivot® Smart Thermostat System (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Sensors - CO , Temperature, and Combination Temperature and Humidity		Sensors (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
	Power and Energy Meters		Power and Energy Meters (trane.com)		12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Startup	Contact Trane Office
Parts and aftermarket product							
	Trane® OEM Parts		Trane® OEM Parts Trane Supply				Contact Trane Office
	Chemicalsfor HVAC Professionals		Chemicals HVAC Parts & Supplies Trane Supply				Contact Trane Office
	Airflow and Motors		Motors, Air Flow and Drives HVAC Parts & Supplies Trane Supply				Contact Trane Office
	Equipment		HVAC Equipment HVAC Parts & Supplies Trane Supply				Contact Trane Office
	Indoor Air Quality and Filters		Indoor Air Quality HVAC Parts & Supplies Trane Supply				Contact Trane Office
	Controls and Electricalfor HVAC Professionals		Controls and Electrical HVAC Parts & Supplies Trane Supply				Contact Trane Office
	Compressors & Valvesfor HVAC Professionals		Compressors & Valves HVAC Parts & Supplies Trane Supply				Contact Trane Office
	Installation Supplies, Tools and Test Instrumentsfor HVAC Professionals		Installation & Testing Tools HVAC Parts & Supplies Trane Supply				Contact Trane Office
	Refrigerant Handlingfor HVAC Professionals		Refrigerant Handling HVAC Parts & Supplies Trane Supply				Contact Trane Office
	General Productsfor HVAC Professionals		General HVAC Parts HVAC Parts & Supplies Trane Supply				Contact Trane Office
Other HVAC products							
Energy Storage							
	Calmac Thermal Storage Systems	Model C & A	Thermal Energy Storage Solutions (trane.com)	C - 41 to 486 Ton-Hours 41 to 162 Ton-Hours	A - 12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office
Precision Cooling							
	Computer Room Air Conditioners (CRAC) Direct Expansion (DX)	CRAH, CRAC	Computer Room Air Conditioners (CRAC) Direct Expansion (DX) (trane.com)	6 thru 30 tons	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office Contact Trane Office
Frequency Drives							
	TR200 Series	TR	TR200 Series (trane.com)	1.5 to 1350 HP	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office
Pumps							
	TACO Pumping Solutions (Example)	TACO	Taco Comfort Solutions Leader in Hydronics and Pump Solutions	Custom Sizes	12 mo from start up, or 18 mo from shipment		
	PACO Pumping Solutuions (Example)	PACO	PACO Pumps FUSION PUMP	Custom Sizes	12 mo from start up, or 18 mo from shipment		
Cooling Towers							
	Baltimore Air Coil (Example)	BAC	Global Baltimore Aircoil	Custom Sizes	12 mo from start up, or 18 mo from shipment		
	SPX (Example)	SPX	Cooling Towers - SPX Cooling Towers	Custom Sizes	12 mo from start up, or 18 mo from shipment		
	Other manufactures available						
Heat Exchangers							
	Alfa Laval (Example)	AL	Gasketed plate-and-frame heat exchangers Alfa Laval	Custom Sizes	12 mo from start up, or 18 mo from shipment		
	Other manufacturers available	EH	Shell-and-tube heat exchangers Alfa Laval		12 mo from start up, or 18 mo from shipment		
Packaged Chiller Plants							
	TAS Packaged Chilling Products	TAS	- Modular Products & Solutions (tas.com)	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	Contact Trane Office
Multistack Module Chiller Systems							
	Modular Air Cooled	ASF,ASP,ARP	Modular Solutions Air-Cooled - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office
	Modular Water Cooled	MSD,MSH,MSR,MSS	Modular Solutions Water-Cooled - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office
	Packaged Solutuons	ASC,ASM,HSS,ACF	Packaged Solutions - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office
	Maglev Solutions	ACF,MSF,MSH	MagLev Solutions - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office
	Heating Solutions	ARA,VME	Heating Solutions - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office

PRODUCT INFORMATION MATRIX

1. HVAC Equipment and Products

Product Type		Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Estimated Lead Time/Delivery Time, etc.
Heat Recovery Systems	Multipro	MP	MultiPRO - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office
	Auragreen	AG	AuraGreen - Multistack	Custom Sizes	12 mo from start up, or 18 mo from shipment	2-5 Year Parts and Labor Delayed Start-Up	Contact Trane Office
	Energy Recovery Systems (Example)	AE	Energy Recovery Wheels HVAC Systems Airxchange	Custom Sizes	12 mo from start up, or 18 mo from shipment		
Energy Recovery Ventilator	RenewAire Energy Recovery Systems (Example)	SL-75	RenewAire Energy Recovery Ventilation - ERVs	Custom Sizes	12 mo from start up, or 18 mo from shipment		
Boilers & Hot Water Heaters	Lochinvar Boiler Systems (Example)	CREST	CREST with Helicat™ Combustion Technology Lochinvar	Custom Sizes	12 mo from start up, or 18 mo from shipment		
Process Coolers	Filtrine (Example)	PCP,POC,PC	Chiller Systems Industrial Chiller Manufacturer Filtrine	Custom Sizes	12 mo from start up, or 18 mo from shipment		
Temspec Unit Ventilators	Classroom Air Conditioners	VUD,VUF,VDT	Standard Unit Ventilators - Temspec	800 - 2000 CFM	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
	Vertical Stacked Fan Coil Units	TL,TF,TR	Vertical Stacked Fan Coil Units - Temspec	300 - 1200 CFM	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
	Filtration	Air Medic	Filtration - Temspec	Custom	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
Solar Collector Systems	Solar Photovoltaics (Example)	PV	Home Solar plus Storage Solutions SunPower	Custom			
	Solar Thermal (Example)	ST	Solar Thermal Heating Systems (Commercial & Residential) Solar Water Heater Installers in CT (sun-windsolutions.com)	Custom			
Water Treatment	Water Treatment Pump replacement, reservoir upgrades/repairs, UV system repair/upgrade/replacement, chemical use evaluation/upgrade, conveyance system upgrades/replacements, pump station upgrades/replacements including pumps, scada, etc. water meter replacement and infrastructure improvements						
KCC Products	MSP Technology	MSP	HOME KCCCompanies	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
	Heat Exchangers	DU/DV	HOME KCCCompanies	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	
	Dehumidifiers	DU/DV	HOME KCCCompanies	Custom Sizes	12 mo from start up, or 18 mo from shipment	Contact Trane Office	

PRODUCT INFORMATION MATRIX

3. Related Products, Solutions, and Other Services						
Product Type	Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Estimated Lead Time/ Delivery Time, etc.
HVAC equipment controls						
Equipment controllers	Symbio Equipment Controllers	Symbio (trane.com)	N/A			
Ancillary Services						
Wellsphere	Wellsphere™ addresses the four elements of indoor environmental quality Air Quality Thermal Comfort Lighting Acoustics Assessment	- Wellsphere™ (trane.com) Element of Air (trane.com) Element of Thermal (trane.com) Element of Lighting (trane.com) Element of Acoustics (trane.com) Assess (trane.com)	N/A N/A N/A N/A N/A N/A			
Thermostats						
Sensors						
Energy programs						
Energy & Sustainability	Energy Analysis & Monitoring Active Energy Management Renewable Energy & DERs Energy Conservation Measures Financing & Energy Services Contracting Digital Services	Energy Analysis & Monitoring (trane.com) Active Energy Management (trane.com) Renewable Energy & Distributed Energy Resources (trane.com) Energy Conservation Measures (trane.com) Financing & Energy Services Contracting (trane.com) Digital Services (trane.com)				
Operate, Maintain & Repair	Connectivity & Cloud Services HVAC System Management HVAC System Repair	Connectivity & Cloud Services (trane.com) HVAC System Management (trane.com) HVAC System Repair (trane.com)				
Design and analysis tools						
Design Tools and Software	Design and Analysis Tools TRACE® 3D Plus Load Design Trane® Design Assist™ myPLV® VariTrane Duct Designer Trane Pipe Designer Trane Acoustics Program Trane Engineer's Toolbox TRACE 700 Calculators & Charts	Design Tools (trane.com) TRACE® 3D Plus Load Design (trane.com) Trane® Design Assist™ myPLV Design Tool (trane.com) VariTrane Duct Designer Trane Pipe Designer Trane Acoustics Program Trane Engineer's Toolbox TRACE 700 (trane.com) Calculators & Charts (trane.com)	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A			
Commissioning						
Building management						
Enterprise management						
Rental and lease services						
Rental and lease services	Trane HVAC Rentals	HVAC Equipment Rentals (trane.com)				
Financial services						
	Financing & Energy Services Contracting OMNIA Partners Anticipation Discount Program Energy Savings Contracting	Financing & Energy Services Contracting (trane.com) OMNIA Partners (trane.com) Anticipation Discount Program (trane.com) Energy Savings Contracting (trane.com)				
Training and/or educational services						
	Trane HVAC Education & Training Trane University Trane Education Center Engineers Newsletters & Engineers Newsletters Live!	Education & Training (trane.com) Trane University TRANE Education Center - Browse Catalog (tranetechnologies.com) Engineers Newsletters (trane.com)				
Municipal services						
	Building Systems Upgrades	Building Systems (trane.com)				

PRODUCT INFORMATION MATRIX

3. Related Products, Solutions, and Other Services

Product Type	Trane Model	Link to Trane Website	Capacity Range	Standard Warranty Information	Extended Warranty Information	Estimated Lead Time/Delivery Time, etc.
Engineer & Contractor Support	HVAC System Retrofits	HVAC System Retrofits (trane.com)				
	Existing HVAC Equipment Upgrades	HVAC Equipment Upgrades (trane.com)				
	New building construction/replacement including civil/earthwork, tankage, landscape along with energy conservation/LEED services					
	Lighting					
	Indoor air quality					
	Window replacement					
	Building Envelope					
	Solar					
	Boiler improvement/replacement					
	Roof repair/replacement					
	Street Lights					
	Parking Lot Lights					
	Acoustic services					
	Pump Station /Lift station design build services					
	Generator replacement/upgrade					
	Vehicle retrofit for sustainable fuel/bio fuel, electric, etc.					
	Charging station installation					
	Smart Cities - traffic signals, photo radar, photo streetlights, 5G					
	Mechanical systems					
	Electrical systems					
	Untility Systems					
	Civil					
	Structural					
	Architectural					
	Engergy Conservation					
	Supporting Engineers who are designing the future	Consulting Engineer (trane.com)				
	Trane Contractor Solutions	Contractor (trane.com)				
	Customer Direct Service	CDS Support Home (custhelp.com)				
	BIM and Selection Tools	BIM and Selection Tools (trane.com)				
	Civil Engineering					
	Structural Engineering					

PRODUCT INFORMATION MATRIX

2. Installation and Services

Product Type	Trane Model	Capacity Range	Standard Warranty Information	Extended Warranty Information	Estimated Lead Time/Delivery Time, etc.	Link to Trane Website
Installation of new equipment	Startup and commissioning services					
Maintenance of existing systems	Service and maintenance					
Upgrading of existing infrastructure	Water Treatment Pump replacement, reservoir upgrades/repairs, UV system repair/upgrade/replacement, chemical use evaluation/upgrade, conveyance system upgrades/replacements, pump station upgrades/replacements including pumps, scada, etc. water meter replacement and infrastructure improvements					
	Wastewater Treatment Plant design build services Pump replacements, blower replacements, scada upgrades, clarifier overhaul and/or replacement, digester improvements or replacements, thickening system improvements or replacements/dewatering systems, process improvements/changes, aeration system improvements or replacements, piping, alternative energy including turbines, cogeneration, solar, heat recovery, membrane replacement/new installation, pump statiolns refurbish or build new, force main or gravity main replacement/installation, UC system installation/replacement, chemical use evaluation and amendments, VFD installation/replacement, all design build contracting services.					
Turnkey services	Renewable Technologies Solar photovoltaic Wind turbines Thermal heating systems Alternative energy HVAC Geothermal heat pumps Lighting technology Pumping systems Microgrid Energy storage Solar daylighting Biomass plants Solar thermal domestic water heating Solar transpired wells					
Installation and services	Retrofit, new construction, energy retrofit, controls new- and upgrade and other Warranty Services - Extended parts & labor (define maximum number of years available), delayed start-up and other Professional Services -Engineering, Design, Drafting, Architectural, Project Management and other Site Surveys Type- Equipment, system analysis, operational, architectural and other					
Solar						
TREPS						
Waste Water						
Water						