



TRANE®

Schedule 03FAC
Facility Maintenance and
Management

Special Item Numbers:

811-002 Complete Facilities Maintenance

811-003 Complete Facilities Management

811-005 Refrigeration, Heating, Ventilation and Air
Condition HVAC Maintenance

871-202 Energy Management Planning and Services

871-204 Metering Services

871-206 Building Commissioning Services

871-207 Energy Audit Services

871-209 Innovations in Energy

871-100 Ancillary Supplies and/or Services Relating to
Energy Management, Water Conservation, and
Support Services

003-097 Ancillary Repair and Alteration

003-100 Ancillary Supplies and/or Services Relating to
Facilities Maintenance and Management

Trane U.S. Inc.

3600 Pammel Creek Road

LaCrosse, Wisconsin 54601-7511

1-800-877-1327

www.trane.com

Contract Number: GS-06F-0079R

Contract Period: August 27, 2015 through August 26,
2020

Business Size: Large

Authorized FAS Schedule Pricelist

Federal Supply Service

U.S. General Services Administration



TABLE OF CONTENTS

<i>Section</i>	<i>Page</i>
Information for Ordering Activities.....	3
Suggested Formats for Blanket Purchase Orders	6
Basic Guidelines for Using Contractor Team Arrangements.....	8
<u>APPENDIX I</u>	
Services to Be Offered Under SINs 811-002, 811-003, 811-05,.....	9
Labor Categories for SINs 811-002, 811-003, and 811-005.....	11
<u>APPENDIX II</u>	
Services to be Offered under SINs 871-202, 871-204, 871-206, 871-207, and 871-209	19
Labor Categories for SINs 871-202, 871-204, 871-206, 871-207, and 871-209.....	21
Services and Supplies to be Offered under SIN 871-100	22
<u>APPENDIX III</u>	
Services to be Offered under SIN 003-097	23
Labor Categories for SIN 003-097	23
Services and Supplies to be Offered under SIN 003-100	27
Davis Bacon Act Labor Categories Offered under Sin 003-097.....	28
<u>APPENDIX IV</u>	
Trane U.S. Inc.'s Trane Local Service Offices	29
<u>APPENDIX V</u>	
Independently-Owned Trane Local Service Offices	33
<u>APPENDIX VI</u>	
Map of Trane's Nationwide Network of Commercial Offices by North American District Territories	35
<u>APPENDIX VII</u>	
U.S. States in Trane's Nationwide Network of Commercial Offices by Territory.....	36

CONTRACT MODIFICATIONS

This Schedule Contract Price List includes Modification No. PO-0041, effective August 27, 2015. Wage rates revised, effective August 27, 2015.



INFORMATION FOR ORDERING OFFICES

1a. Awarded Special Item Numbers:

<u>SIN</u>	<u>Description</u>
811-002	Complete Facility Maintenance
811-003	Complete Facility Management
811-005	Refrigeration, Heating, Ventilation and Air Condition HVAC Maintenance
871-100	Ancillary Supplies and/or Services
871-202	Energy Management Planning and Services
871-204	Metering Services
871-206	Building Commissioning Services
871-207	Energy Audit Services
871-209	Innovations in Energy
003-097	Ancillary Repair and Alteration
003-100	Ancillary Supplies and Services

1b. Lowest Price Model Number and Lowest Unit Price for the Special Item Number Awarded in the Contract:

<u>Lowest Hourly Rate</u>	<u>Description</u>
\$32.09.....	Drafter/Planner

1c. Corresponding Commercial Job Titles and Position Descriptions:

See Labor Categories in Appendices I, II & III, at pages 11, 21, and 23 respectively.

Government Price List, page 37.

2. Maximum Order:

- SIN 811-002.....\$1,000,000 per order.
- SIN 811-003.....\$1,000,000 per order.
- SIN 811-005.....\$1,000,000 per order.
- SIN 871-202.....\$1,000,000 per order.
- SIN 871-204.....\$1,000,000 per order.

SIN 871-206.....\$1,000,000 per order.

SIN 871-207.....\$1,000,000 per order.

SIN 871-209.....\$1,000,000 per order.

SIN 871-100.....\$1,000,000 per order

SIN 003-097.....\$1,000,000 per order.

SIN 003-1000.....\$1,000,000 per order.

If the “best value” selection places your order over the Maximum Order, identified in this catalog/price list, you have an opportunity to obtain a better schedule contract price. Before placing your order, contact the aforementioned contractor for a better price. The contractor may (1) offer a new price for this requirement, (2) offer the lowest price available under this contract, or (3) decline the order. A delivery order that exceeds the maximum order may be placed under the Schedule contract in accordance with FAR 8.404.

3. Minimum Order:

Not Applicable.

4. Geographic Coverage (delivery area):

The scope of the contract is the 48 contiguous states, Alaska, Hawaii, Puerto Rico, Washington, D.C., and U.S. Territories for services under SINs 811-002, 811-003, 811-005, 871-202, 871-204, 871-206, 871-207, 871-209, 871-100, 003-097, and 003-100.

5. Points of Production (city, county, and state or foreign country):

<u>Name of Provider</u>	<u>Headquarters</u>
Trane U.S. Inc.	3600 Pammel Creek Road LaCrosse LaCrosse County Wisconsin 54601-7511 Phone: 1-800-877-1327 Fax: 651-407-4358 Tranefsscontract@trane.com www.trane.com
Trane U.S. Inc.	4833 White Bear Parkway St. Paul Ramsey County Minnesota 55110-3325 Phone: 1-800-877-1327 Fax: 651-407-4358 Tranefsscontact@trane.com www.trane.com

Services may be provided by Trane Local Service Points as required by a specific delivery order. (See list of Local Service Points in Appendices IV and V, beginning at page 29.)

6. Discounts from Commercial List Prices:

None.

7. Quantity Discounts:

None.

8. Prompt Payment Terms:

Prompt payment is 1/2% - 10 days, net 30 days from date of invoice or date of acceptance, whichever is later. Credit card transactions are excluded.

9a. Government Commercial Credit Cards are accepted at or below the micropurchase Threshold:

Government Commercial Credit Cards are accepted for purchases up to the micropurchase threshold of \$3000.

9b. Government Commercial Credit Cards are Accepted or Not Accepted Above the Micro-Purchase Threshold:

Government Commercial Credit Cards will be considered for acceptance for purchases above the micropurchase threshold on a project-by-project basis. See Paragraph 17 below.

10. Foreign Items (list items by country of origin):

None in SINs included in this Contract.

11a. Time of Delivery:

The Contractor shall deliver the services at the ordering agency within 45 calendar days after receipt of order (ARO).

11b. Expedited Delivery:

Faster delivery times than those set forth in paragraph (a) above are available from the Contractor at a timetable and hourly rates that may be agreed upon by the ordering agency and the Contractor.

11c. Overnight and 2-Day Delivery:

Not Applicable to this Contract.

11d. Urgent Requirements:

Clause I-FSS-140-B applies to this situation. A Contracting Agency is urged to contact the Contractor's representative to possibly affect a faster delivery.

12. FOB Point:

Destination.

13a. Ordering Address:

Trane U.S. Inc.
4833 White Bear Parkway
St Paul, Minnesota 55110-3325
Phone: 800-877-1327
Fax: 651-407-4358
Tranefsscontract@trane.com

See also Appendices IV and V for Trane Local Service Points for listings of ordering addresses.

13b. Ordering Procedures:

For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's), and a sample BPA can be found at the GSA/FSS Schedule homepage (www.fss.gsa.gov/schedules).

See pages 6-8 for further information on Blanket Purchase Agreements and Teaming Agreements.

14. Payment Address:

Payment may be made to:

Trane U.S. Inc.
3600 Pammel Creek Road
LaCrosse, Wisconsin 54601-7511

Trane may direct a purchasing office to forward payment to one of the following "remit to" addresses, which will be listed on the invoice:

Trane U.S. Inc.
P.O. Box 406469
Atlanta, GA 30384-6469

Trane U.S. Inc.
P. O. Box 98167
Chicago, IL 60693

Trane U.S. Inc.
P. O. Box 845053
Dallas, TX 75284-5053

Trane U.S. Inc.
File 56718
Los Angeles, CA 90074-6718

Schedule customers seeking to make EFT payments should access CCR (Trane Cage Code 60532, DUNS No. 12-636-5795) or contact Trane Accounts Receivables Department at (608) 787-2629.

15. Warranty Provisions:

Standard Commercial Service Warranty.

16. Export Packing Charges:

Not Applicable to this Contract.

17. Terms and Conditions of Government Purchase Card Acceptance (any thresholds above the micropurchase level):

The Contractor will consider the acceptance of Government Purchase Cards on a project –by-project basis.

18. Terms and Conditions of Rental, Maintenance, or Repair:

The Contractor will consider the terms and conditions of rental, maintenance, or repair on a project –by-project basis.

19. Terms and Conditions of Installation:

The Contractor will consider the terms and conditions of installation on a project –by-project basis.

20. Terms and Conditions of Repair Parts:

The Contractor will consider the terms and conditions of repair parts on a project –by-project basis.

20a Terms and Conditions for Any Other Services:

The Contractor will consider the terms and conditions of any other services on a project–by-project basis.

21. List of Service and Distribution Points:

Trane's local service points are involved in providing the listed functions. (See list of Local Service Points in Appendices IV and V beginning at page 29.)

22. List of Participating Dealers:

Trane's local service points are involved in providing the listed functions. (See list of Local Service Points in Appendices IV and V beginning at page 29.)

23. Preventive Maintenance:

According to Individual Task Orders.

24a. Environmental Attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants):

Not Applicable.

24b. Section 508 Compliance:

Not Applicable

25. Data Universal Number System (DUNS) number:

DUNS NO. 12-636-5795

26. Notification Regarding Registration in Central Contractor Registration (CCR) Database:

The Contractor has registered with the Central Contractor Registration Database and has been assigned Cage Code 60532.



SUGGESTED FORMATS FOR BLANKET PURCHASE AGREEMENTS

**BEST VALUE
BLANKET PURCHASE AGREEMENT
FEDERAL SUPPLY SCHEDULE
(Insert Customer Name)**

In the spirit of the Federal Acquisition Streamlining Act
(Ordering Activity) and (Contractor) enter into a cooperative agreement to further reduce the administrative costs of
acquiring commercial items from the General Services Administration (GSA) Federal Supply Schedule Contract(s)
_____.

Federal Supply Schedule contract BPAs eliminate contracting and open market costs such as: search for sources; the
development of technical documents, solicitations and the evaluation of offers. Teaming Arrangements are permitted with Federal
Supply Schedule Contractors in accordance with Federal Acquisition Regulation (FAR) 9.6.

This BPA will further decrease costs, reduce paperwork, and save time by eliminating the need for repetitive, individual
purchases from the schedule contract. The end result is to create a purchasing mechanism for the ordering activity that works
better and costs less.

Signatures

Ordering Activity Date

Contractor Date

BPA NUMBER _____

**(CUSTOMER NAME)
BLANKET PURCHASE AGREEMENT**

Pursuant to GSA Federal Supply Schedule Contract Number(s) _____, Blanket Purchase Agreements, the
Contractor agrees to the following terms of a Blanket Purchase Agreement (BPA) EXCLUSIVELY WITH (Ordering Activity):

- (1) The following contract items can be ordered under this BPA. All orders placed against this BPA are subject to the terms
and conditions of the contract, except as noted below:

MODEL/PART NUMBER*SPECIAL BPA DISCOUNT/PRICE

- (2) Delivery:

DESTINATION DELIVERY SCHEDULE/DATES

- (3) The ordering activity estimates, but does not guarantee, that the volume of purchases through this agreement will be
_____.
- (4) This BPA does not obligate any funds.



-
- (5) This BPA expires on _____ or at the end of the contract period, whichever is earlier.
 - (6) The following office(s) is hereby authorized to place orders under this BPA:

OFFICE	POINT OF CONTACT
_____	_____

- (7) Orders will be placed against this BPA via Electronic Data Interchange (EDI), FAX, or paper.
- (8) Unless otherwise agreed to, all deliveries under this BPA must be accompanied by delivery tickets or sales slips that must contain the following information as a minimum:
 - (a) Name of Contractor;
 - (b) Contract Number;
 - (c) BPA Number;
 - (d) Model Number or National Stock Number (NSN);
 - (e) Purchase Order Number;
 - (f) Date of Purchase;
 - (g) Quantity, Unit Price, and Extension of Each Item (unit prices and extensions need not be shown when incompatible with the use of automated systems; provided, that the invoice is itemized to show the information); and
 - (h) Date of Shipment.
- (9) The requirements of a proper invoice are specified in the Federal Supply Schedule contract. Invoices will be submitted to the address specified within the

purchase order transmission issued against this BPA.
- (10) The terms and conditions included in this BPA apply to all purchases made pursuant to it. In the event of an inconsistency between the provisions of this BPA and the Contractor's invoice, the provisions of this BPA will take precedence.

BASIC GUIDELINES FOR USING “CONTRACTOR TEAM ARRANGEMENTS”

Federal Supply Schedule Contractors may use “Contractor Team Arrangements” (see FAR 9.6) to provide solutions when responding to ordering activity requirements.

These Team Arrangements can be included under a Blanket Purchase Agreement (BPA). BPAs are permitted under all Federal Supply Schedule contracts.

Orders under a Team Arrangement are subject to terms and conditions or the Federal Supply Schedule Contract.

Participation in a Team Arrangement is limited to Federal Supply Schedule Contractors.

Customers should refer to FAR 9.6 for specific details on Team Arrangements.

Here is a general outline on how it works:

- + The customer identifies their requirements.
- + Federal Supply Schedule Contractors may individually meet the customers needs, or -
- + Federal Supply Schedule Contractors may individually submit a Schedules “Team Solution” to meet the customer’s requirement.
- + Customers make a best value selection.



APPENDIX I

DESCRIPTION OF COMPLETE FACILITIES MAINTENANCE SERVICES TO BE PROVIDED UNDER SIN 811-002

Trane U.S. Inc. (Trane) and its wholly owned subsidiaries have over 29,000 employees worldwide. There are approximately 4,400 technical or maintenance employees directly performing facilities operation and maintenance and/or facilities management, company wide.

Trane is a comprehensive building solutions company, including full service facility management, with professionals and technicians in many disciplines and with varied backgrounds. Included on this staff are registered and licensed professionals, account/project managers, construction managers and designers available as resources for our customers. In the technician/craft area, Trane has a staff that performs the job functions listed below. Trane has a nationwide network of company and independently owned offices (see Appendix III & IV) and currently provides comprehensive building solutions, HVAC and controls products and services to the federal government.

Specific tasks that Trane will perform:

- Mechanical, operations, maintenance and repair of building systems
- Heating, ventilation & air conditioning
- Building Automation Systems (BAS) & controls
- Electrical maintenance
- Plumbing maintenance
- Structure maintenance – carpentry, minor painting, door and hardware maintenance (excludes automatic doors)

Other tasks that are offered and are currently being performed on other contracts include:

- Pest Control
- Elevator maintenance and servicing
- Fire Alarm maintenance and testing
- Fire Protection System Maintenance and Testing
- High Voltage Electrical Testing
- Janitorial Services
- Landscaping Maintenance

Additional services that could be offered include:

- Building Re-commissioning
- Energy Management Assessment
- Performance Contracting

Our personnel have experience in, and are offering to perform maintenance and operations of the facilities-related infrastructure, which includes, but is not limited to, the services noted above.



DESCRIPTION OF COMPLETE FACILITIES MANAGEMENT SERVICES TO BE PROVIDED UNDER SIN 811-003

Trane's management team knows what it takes to run a facility with extensive experience in facility management. Trane maintains millions of square feet of facilities with varying functions. Our experience includes: office, high-tech, industrial, warehousing, life sciences, government, education and public use areas. We can perform facility management for various types of building space ranging from highly technical clean room and laboratory maintenance at high tech companies to building maintenance at facilities that are high use 24/7 operations. We meet the Performance Standards listed in the solicitation under SIN 811-003 as applicable.

Effective facility operations are tailored to specific site conditions and customer requirements and the suite of job functions we are offering can be selected to meet site/location specific needs on an annual basis.

Specific tasks we will perform:

- Facility site or building management
- Function operations supervision
- Quality control/assurance
- Maintenance scheduling
- Planning and drafting, and
- Project managers to meet needs as required.

DESCRIPTION OF REFRIGERATION, HEATING, VENTILATION AND AIR CONDITIONING HVAC MAINTENANCE SERVICES TO BE PROVIDED UNDER SIN 811-005

Specific tasks we can perform:

- On-site R&HVAC maintenance and repairs
- Building Automation Systems maintenance and repairs
- On-call or demand R&HVAC maintenance can be provided but will need to be estimated on a case by case and awarded by the contracting officer separately.

Additional tasks that may be performed in support of this SIN include, but are not limited to:

- Predictive analysis (vibration, oil, refrigerant)
- Eddy current tube testing
- Alignments
- Dynamic balancing
- Water distribution system management and energy management
- Building condition and serviceability surveys
- Infrared surveys

PROFESSIONAL STAFF

Trane and its wholly owned subsidiaries have over 29,000 employees worldwide. We have approximately 4,400 technical or maintenance employees directly performing facilities operation and maintenance and/or facilities management company-wide. Trane has offices organized in 4 territories for the United States that work in concert with 326 Trane office locations to provide comprehensive Integrated Facilities Management solutions.



As a full service facility management firm, Trane has professionals in many disciplines and with varied backgrounds. Included on this staff are registered professional engineers, account/project managers, construction managers and designers available as resources for our customers. In the technician/craft area Trane has a staff comprised of:

- AutoCAD technicians
- Licensed Master Electricians as well as journeymen electricians
- Licensed HVAC technicians
- Licensed Mechanical Contractors
- Certified Welders
- General Building Trades (dry wall & painting)

Additionally, Trane intends to utilize the experienced staff of HVAC and BAS technicians in Trane's service organization, from independently-owned offices, and alliance partners (subcontractor and small business team mates) located around the U.S. for the more complex and detailed services on Trane's HVAC and controls products (see Appendix III and IV for listing of these offices respectively).

DESCRIPTION OF LABOR CATEGORIES OFFERED UNDER SINs 811-002, 811-003, AND 811-005

The following are descriptions of the labor categories offered under this Contract. The notes ^{EX} or ^{NE} refer to the status of the labor category as exempt or not exempt under the Service Contract Act.

FM / Buildings Program Manager ^{EX} (SIN 811-003)

Functional Description: Provides oversight, strategic direction and management over all aspects of a business area. Directs and manages internal/external communications and all functional program activities to meet contract cost, requirements, specifications, schedules and performance objectives. Makes final decisions on administrative and operational matters affecting more than one segment or functional activity of the facility program.

Minimum Experience: Typically requires 10 years of related experience.

Minimum Education: Bachelor's degree in civil, electrical, mechanical, industrial or facilities management or other related field with a Masters degree in business or related preferred or equivalent related experience.

Senior Project Manager ^{EX} (SIN 811-003)

Functional Description: Provides planning, direction, coordination and oversight functions of a maintenance, repair or construction project to ensure contract performance requirements and objectives are accomplished. Directs activities of personnel and/or subcontractors at a facility and is responsible for budget, schedule, quality and performance standards. Issues work orders, subcontractor agreements, and controls expenditures. May direct other project managers.

Minimum Experience: Typically requires 8 years of experience.

Minimum Education: Bachelor's degree or equivalent related experience in civil, electrical, mechanical, industrial or facilities management or other related field.

Project Manager ^{EX} (SIN 811-003)

Functional Description: Provides routine planning, direction, coordination and oversight functions of a maintenance, repair or construction project to ensure contract performance requirements and objectives are accomplished. Directs activities of personnel and/or subcontractors at a facility and is responsible for budget, schedule, quality and performance standards. Issues work orders, subcontractor agreements, and controls expenditures.

Minimum Experience: Typically requires 4 years of experience.

Minimum Education: Bachelor's degree or equivalent related experience in civil, electrical, mechanical, industrial or facilities management or other related field.



Facilities Manager Level II^{EX} (SIN 811-003)

Functional Description: Provides management and technical direction to accomplish operation, maintenance, repair, and service support for facility complexes, buildings, systems, and equipment. Provides oversight, strategic and operational direction, budget, technical support and directs staff performing engineering, operation and maintenance of buildings, systems and subsystems.

Minimum Experience: Typically requires 8 years of experience.

Minimum Education: Bachelor's degree or equivalent related experience in civil, electrical, mechanical, industrial or facilities management or other related field.

Facilities Manager Level I^{EX} (SIN 811-003)

Functional Description: Provides management and technical direction to accomplish operation, maintenance, and repair and service support for a facility, building, systems, and equipment. Provides oversight, strategic and operational direction, budget, technical support and directs staff performing engineering, operation and maintenance of buildings, systems and subsystems.

Minimum Experience: Typically requires 3 years of experience.

Minimum Education: Bachelor's degree or equivalent related experience in civil, electrical, mechanical, industrial or facilities management or other related field.

Facility Operations Supervisor^{EX} (SINs 811-002, 811-003)

Functional Description: Provides technical support for staff performing facility and infrastructure operation, maintenance, repair, and small projects alterations and installations. Support also includes small project development, design, bidding, schedule, and execution. May also manage and direct personnel in the operation, maintenance and repair of facilities, systems and equipment, including: structural, heating, ventilation and air conditioning (HVAC) systems, boiler systems, generator systems, mechanical and electrical systems.

Minimum Experience: Typically requires 10 years of related experience. Strong proficiency in 1-2 building functions. Licensed or certified in an area.

Minimum Education: Associates degree (ASCE, ASEE, ASET, ASME or other related field) or equivalent in civil, mechanical, electrical, industrial or facilities management engineering.

Chief Building Engineer^{NE} (SINs 811-002, 811-003)

Functional Description: Directs, operates, maintains and repairs one or more engineering systems providing the building services required for an operation to function, such as: Mechanical systems, Heating and Air Conditioning Refrigeration, Electrical systems, Emergency Power Generation, Uninterrupted Power Supply (UPS) systems, Fuel Distribution systems, Water Treatment, Boiler Heating and Plumbing systems. Understands and performs diagnostics on building systems to ensure proper operations and efficiency. Directs and performs maintenance on system's and their components.

Minimum Experience: Typically requires 8 years of related experience. Possess a strong proficiency in at least two system, and building controls. Licensed or certified in one area.

Minimum Education: High School Diploma with 2 years advanced technical or related training.

Building Engineer^{NE} (SIN 811-002)

Functional Description: Operates, maintains and repairs one or more engineering systems providing the building services required for an operation to function, such as: Mechanical systems, Heating and Air Conditioning Refrigeration, Electrical systems, Emergency Power Generation, Uninterrupted Power Supply (UPS) systems, Fuel Distribution systems, Water Treatment, Boiler Heating and Plumbing systems. Observes system's gauges, meters, displays for proper operations and adjust as required. Performs preventive and corrective maintenance on system's and their components.

Minimum Experience: Typically requires 4 years of related experience. Possess a strong proficiency in at least one system, and building controls.

Minimum Education: High School Diploma with 6 months to 1 year advanced technical or related training.

HVAC Site Maintenance Technician Level II^{NE} (SINs 811-002, 811-005)

Functional Description: Directs and performs minor installation, operation, maintenance, and repair of heating ventilation air conditioning equipment and systems. This may include, but is not limited to packaged HVAC units, split-systems, CRUs, VAVs, air handling units, pumps, exchangers, and fans; calibration of electrical and pneumatic controls; and mechanical activities. May perform a variety of mechanical functions associated with minor repair of machines and mechanical equipment.

Minimum Experience: Typically requires 5 years of related experience. EPA certification required.



Minimum Education: High School diploma and advanced technical training, certification or equivalent related experience required.

HVAC Site Maintenance Technician Level I ^{NE} (SINs 811-002, 811-005)

Functional Description: Performs with direction: installation, operation, maintenance, and repair of heating ventilation air conditioning equipment and systems. This may include, but is not limited to packaged HVAC units, split-systems, VAVs, air handling units, pumps, exchangers, and fans; and mechanical activities. Changes filters and performs routine HVAC maintenance and service.

Minimum Experience: Typically requires 2 years of related experience. EPA certification required.

Minimum Education: High School diploma.

Maintenance Electrician Level III ^{NE} (SIN 811-002)

Functional Description: Directs, processes, performs and tracks installation, operation, repair and maintenance of electrical systems and controls as well as general maintenance service and repair of other building systems. Follows and ensures others follow blueprints, specifications, schematics, sketches and verbal instructions to perform electrical work and small projects. Performs complex diagnostics, repair and replacement of electrical components and devices. Ensures compliance with codes, NEC and trains others on work standards.

Minimum Experience: Typically requires 8 years of experience involving electrical systems and equipment and general experience with overall operations, maintenance and repair of facilities. Holds a Masters Electrical License.

Minimum Education: High School Diploma. Advanced schooling and/or specialty training to maintain Masters Electrical license.

Maintenance Electrician Level II ^{NE} (SIN 811-002)

Functional Description: Directs, processes, performs and tracks installation, operation, repair and maintenance of electrical systems and controls as well as general maintenance service and repair of other building systems. Follows blueprints, specifications, schematics, sketches and verbal instructions to perform electrical work and small projects. Performs complex diagnostics, repair and replacement of electrical components and devices.

Minimum Experience: Typically requires 5 years of experience involving electrical systems and equipment and general experience with overall operations, maintenance and repair of facilities. Holds a Journeyman's Electrical License.

Minimum Education: High School Diploma. Advanced schooling and/or specialty training to maintain Electrical license.

Maintenance Electrician Level I ^{NE} (SIN 811-002)

Functional Description: Processes, performs and tracks installation, operation, repair and maintenance of electrical systems and controls as well as general maintenance service and repair of other building systems. Follows blueprints, specifications, schematics, sketches and verbal instructions to perform electrical work and small projects. Performs routine diagnostics, repair and replacement of electrical components and devices.

Minimum Experience: Typically requires 2 years of experience involving electrical systems and equipment and general O&M experience with other building systems.

Minimum Education: High School Diploma. Advanced schooling and/or specialty training to maintain Electrical license.

Maintenance Technician II ^{NE} (SIN 811-002)

Functional Description: Performs installations, operation, maintenance and repairs to building equipment, systems, and infrastructure with minimum supervision. Executes customer work requests and trouble calls supporting the built environment.

Minimum Experience: Typically requires 5 years of experience involving operation, maintenance and repair of building. Strong proficiency in one of the following building systems area: electrical, HVAC or plumbing systems.

Minimum Education: High School Diploma. May have associate degree or advance technical training or equivalent related experience.

Maintenance Technician I ^{NE} (SIN 811-002)

Functional Description: Performs operation, maintenance and minor repairs to building equipment, systems, and infrastructure with supervision. Executes customer work requests and trouble calls supporting the built environment.

Minimum Experience: Typically requires 2 years of experience involving operation and maintenance of buildings or in a related area.

Minimum Education: High School Diploma.

Maintenance Carpenter ^{NE} (SIN 811-002)

Performs installations, maintenance and repairs to building architectural and structural systems, building components to include but not limited to: ceilings, walls, doors, hardware, floor coverings. Executes customer work requests, moves furniture, does routine maintenance of other building systems, space modifications and trouble calls supporting the built environment.

Minimum Experience: Typically requires 3 years of experience involving construction, maintenance and repair of building. Possess a strong proficiency in carpentry and a general knowledge of related O&M activities.

Minimum Education: High School Diploma and advanced trade training or equivalent.

Maintenance Trades Helper ^{NE} (SIN 811-002)

Functional Description: Performs general labor, cleaning and service requests supporting operation and maintenance of facilities with supervision. Helps maintenance personnel with following but not limited to: preventive & corrective maintenance helper, lifting, stocking of supplies, cleanup, and moving materials and tools.

Minimum Experience: Typically requires 1 year related experience involving building trades or operation and service to buildings and facilities or equivalent.

Minimum Education: High School Diploma or GED.

Maintenance Scheduler ^{NE} (SIN 811-002)

Functional Description: Performs general administrative, scheduling, and coordinating personnel and material to support operation and maintenance activities at a specific facility or site. Inputs work requests into a work management system, documents resources expended, provides reports, and assists with tracking performance.

Minimum Experience: Typically 3 years experience involving operation, maintenance, repair and service to buildings and facilities.

Minimum Education: High School Diploma.

Drafter / Planner ^{NE} (SIN 811-002)

Functional Description: Performs routine planning, coordination, layout and drafting of work to be performed by personnel or subcontractors performing maintenance repair, and construction. Prepares routine day-to-day drawings, and work requirements for operations personnel and maintains drawing files.

Minimum Experience: Typically 5 years experience involving operation, maintenance and service to buildings and facilities. Proficient with computer aided drafting application and knowledge of industry drawing standards.

Minimum Education: High School Diploma and drafting certification or equivalent related experience.



SIN 811-002 Complete Facilities Maintenance and SIN 811-005 HVAC Maintenance

HVAC Field Technician NE (S020) (SINs 811-002, 811-005)

Functional Description: Responsible for retrofit and repair of environmental-comfort systems, utilizing knowledge of air conditioning theory, pipe fitting, and mechanical layouts.

Minimum Experience: Typically requires 5 years of related experience.

Minimum Education: Associate's degree or equivalent from a Technical / Trade School with a certificate in Heating, Ventilation, and Air Conditioning and five (5) years related experience; or seven (7) years related experience; or equivalent combination of education and experience.

HVAC Field Technical – Apprentice ^{NE} (S021) (SINs 811-002, 811-005)

Functional Description: Assists HVAC Field Technicians in the installation and repair of environmental control systems, utilizing knowledge of refrigeration theory, control systems, pipe fitting, and structural layouts.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school with a certificate in Heating, Ventilation, and Air Conditioning; or six months to one-year related experience and/or training; or equivalent combination of education and experience.

HVAC Field Technician – Team Leader ^{NE} (S022) (SINs 811-002, 811-005)

Functional Description: Performs and directs HVAC Field Technicians who accomplish the repair/retrofit/replacement installation of environment comfort systems, utilizing knowledge of air conditioning theory, pipe fitting and mechanical layouts.

Minimum Experience: Typically requires 5 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school with a certificate in Heating, Ventilation, and Air Conditioning; and five (5) years HVAC experience, or equivalent combination of education and experience. Must have knowledge of various HVAC products, systems, electronics, and pneumatic controls.

HVAC Field Technician – Senior ^{NE} (S049) (SINs 811-002, 811-005)

Functional Description: Applies training, knowledge and experience of HVAC systems at a Journeyman level HVAC Site Maintenance Technician. Performs all work in the service and maintenance field on all major types of equipment, and is responsible for retrofit and repair of environmental-comfort systems, utilizing knowledge of air conditioning theory, pipe fitting, and mechanical layouts.

Minimum Experience: Typically requires 7 years of related experience.

Minimum Education: Associate's degree (A.A.) or equivalent from a technical / trade school with a certificate in Heating, Ventilation, and Air Conditioning and seven (7) years related experience; or ten (10) years related experience; or equivalent combination of education and experience.

Project Administrator – Service ^{NE} (S118) (SINs 811-002, 811-005)

Functional Description: Possesses project documentation, materials, job costing, status monitoring, invoicing, and administrative closeout of a service project. This position is required to closely interact with the Project Manager and assigned project staff to ensure the timely completion of services scope of work.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: One-year certificate from college or technical school; or six (6) months to two (2) years or related experience and/or training; or equivalent combination of education and experience. Familiarity with the operation of Energy Management Systems, HVAC Systems, and/or Temperature Controls preferred.



Controls Technician ^{NE} (S121) (SINs 811-002, 811-005)

Functional Description: Performs more complex commissioning, diagnosis, and repair of environmental-control systems, utilizing knowledge of electronics, direct digital control, airflow, hydronics, refrigeration theory, and control techniques.

Minimum Experience: Typically requires 2 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school or six (6) months experience in control systems; or equivalent combination of education and experience.

Controls Technician – Entry Level ^{NE} (S152) (SINs 811-002, 811-005)

Functional Description: Performs and assists under direction complex commissioning, diagnosis, and repair of environmental-control systems, utilizing knowledge of electronics, direct digital control, airflow, hydronics, refrigeration theory, and control techniques. Performs these tasks on simple control projects.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school or six (6) months experience in control systems; or equivalent combination of education and experience.

Service Helper ^{NE} (S154) (SINs 811-002, 811-005)

Functional Description: Assists HVAC Field Technicians in routine maintenance and inspections on existing systems.

Minimum Experience: Typically requires 1 year of related experience involving building trades or operation and service to buildings or HVAC.

Minimum Education: High School Diploma or GED.

SIN 811-003 Complete Facilities Management

Project Engineer II – Controls ^{EX} (S082) (SIN 811-003)

Functional Description: Performs hardware and software design activities for building automation systems. Applies engineering principles and practices for work on assigned projects. Designs cost effective control solutions to meet project requirements. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 3-6 years of related experience.

Minimum Education: Bachelor's degree in Engineering and 3-4 years experience; or Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 5-6 years related experience; or equivalent combination of education and experience.

Project Engineer II – Energy ^{EX} (S083) (SIN 811-003)

Functional Description: Performs technical analysis, review, measurement, and verification of financially guaranteed projects. Provides technical analysis and review for performance monitoring or contracts, and applies engineering principles and practices on assigned projects.

Minimum Experience: Typically requires 3 years of related experience.

Minimum Education: Bachelor's degree in Engineering and three (3) years experience; or equivalent combination of education and experience. Knowledge and experience with HVAC, control, electrical systems and proficiency with energy analysis tools such as TRACE and system analyzer. Working knowledge of cost and savings studies incorporating energy conservation measures.



Project Engineer II – Systems^{EX} (S084) (SIN 811-003)

Functional Description: Performs complex planning, estimating and design activities for the layout of equipment, commercial and industrial facilities. Determines the scope of projects, estimates cost, designs and documents HVAC and electrical systems and procures components. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 3-6 years of related experience.

Minimum Education: Bachelor's degree in Engineering and 3-4 years related experience; or Associate's degree (A.A.) or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 5-6 years related experience; or equivalent combination of education and experience.

Project Manager – Controls^{EX} (S085) (SIN 811-003)

Functional Description: Manages all aspects of HVAC control projects, from beginning to end, with direct responsibility for project execution while leading a team, or teams, to accomplish specific objectives in a given time frame and with available resources. Responsible for the administration, implementation, and management of HVAC control projects. Ensures assigned projects' scope of work, schedule, and budget are achieved.

Minimum Experience: Typically requires 2-6 years of related experience.

Minimum Education: Bachelor's degree in Electrical or Mechanical Engineering or Construction Management with a minimum of two (2) years of project management, controls, HVAC or related experience, or a minimum of six (6) years of project management, controls, HVAC or related experience; or an equivalent combination of education and experience.

Project Manager – Contracts^{EX} (S089) (SIN 811-003)

Functional Description: Manages all aspects of HVAC contract projects, from beginning to end, with direct responsibility for project execution while leading a team, or teams, to accomplish specific objectives in a given time frame and with available resources. Responsible for the administration, implementation, and management of control projects. Accountable for assigned projects' scope of work, schedule, and budget.

Minimum Experience: Typically requires 2-6 years of related experience.

Minimum Education: Bachelor's degree in Electrical or Mechanical Engineering or Construction Management with a minimum of two (2) years of project management, HVAC (systems, equipment, installation or service) or related experience, or a minimum of six (6) years of project management, HVAC (systems, equipment, installation, or service) or related experience; or an equivalent combination of education and experience.

Project Engineer Team Leader^{EX} (S0104) (SIN 811-003)

Functional Description: Performs hardware and software design activities for building automation systems. Applies engineering principles and practices for work on assigned projects. Designs cost effective control solutions to meet project requirements. Works directly with the project team to assist with project commissioning. Directs and assists other project engineers on the team related to opportunities and obstacles in managing the engineering workload. Possesses a familiarity with the concepts of new construction, renovation/retrofit; performance contracting, and service project management.

Minimum Experience: Typically requires 2-4 years of related experience.

Minimum Education: Bachelor's degree in engineering and two (2) to three (3) years experience; or Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and three (3) to four (4) years related experience; or equivalent combination of education and experience.

Project Administrator – Contracting^{NE} (S119) (SIN 811-003)

Functional Description: Responsible for project set-up, document control, data entry, billing, contract monitoring, and administrative closeout of each project. This position is required to closely interact with the Project Manager and assigned project staff to assist with the timely completion of each project.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: One-year certificate from college or technical school; or six (6) months of related experience and/or training; or equivalent combination of education and experience. Familiarity with the operation of Energy Management Systems, HVAC Systems and/or Temperature Controls preferred.

Computer Aided Drafter - Senior ^{NE} (S120) (SIN 811-003)

Functional Description: Responsible for creating computer aided design (CAD) drawings using standard CAD digitizing techniques and skills. Also responsible for the system graphics required to support automation systems design.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: Associate's degree from college or technical school in Computer-Aided Design or Drafting; or at least six (6) months related experience and/or training; or equivalent combination of education and experience. Working knowledge of AutoCAD or other computer aided design, Microsoft Office software required.

Project Engineer I – Systems ^{NE} (S167) (SIN 811-003)

Functional Description: Performs planning, estimating and design activities for the layout of equipment, commercial and industrial facilities. Assists in determining the scope of projects, estimates cost, designs and documents HVAC and electrical systems and procures components. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 4-5 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 4-5 years related experience; or equivalent combination of education and experience.

Project Engineer I – Energy ^{NE} (S168) (SIN 811-003)

Functional Description: Provides technical analysis and review for performance monitoring on contracts. Applies knowledge of technology and applications on assigned projects.

Minimum Experience: Typically requires 5-6 years of related experience.

Minimum Education: Knowledge and 5-6 years experience with HVAC, control, electrical systems and proficiency with energy analysis tools such as TRACE and system analyzer. Working knowledge of cost and savings studies incorporating energy conservation measures.

Project Engineer I – Controls ^{NE} (S169) (SIN 811-003)

Functional Description: Applies engineering principles and practices on assigned projects. Designs cost effective control solutions to meet project requirements. Works directly on the project team to assist with project commissioning.

Minimum Experience: Typically requires 4-5 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 4-5 years related experience; or equivalent combination of education and experience.



APPENDIX II

ENERGY MANAGEMENT SUPPORT AND SERVICES DESCRIPTION OF SERVICES TO BE PROVIDED UNDER SIN'S 871-202, 871-204, 871-206, 871-207 & 871-209

Trane along with independently owned offices and our Alliance Partners (subcontract team mates) have the experience and capability sought by authorized GSA Schedule users to deliver a wide-range of energy management support and services. In short, providing building services and “getting energy savings results” is our business.

As a global company, Trane has over 29,000 employees, 29 manufacturing facilities and multiple Corporate Centers of Excellence (CCOE) resource “pools” which support 254 local office operations are prepared to execute energy projects and provide energy support services. We have a “deep bench” of highly trained professional and technical people providing project development, design and implementation building services worldwide. Illustrating this depth, Trane has implemented over 8100 discreet HVAC Systems and 26,000 Control Systems worldwide in the past 2 years alone.

Trane holds 525 active patents in the heating ventilation air conditioning industry, some of which were developed by engineers who currently support our Federal projects. Trane has an unparalleled depth of building industry experts with over 750 degreed engineers (primarily mechanical and electrical), many of whom hold current Professional Engineer (PE) registrations in their jurisdictions, 110 LEED accredited professionals and over 100 Certified Energy Managers (CEM). Trane’s managers and professionals are actively involved in industry and professional forums, committees such as: ASHRAE, U.S. Green Building Council, Sustainable Buildings Industry Council, and Alliance to Save Industry, demonstrating our commitment to advancing new standards and energy solutions for buildings. Our years of individual and collective expertise as well as experience with the federal sector provides a foundation for delivering creative innovative energy solutions

Trane offers the General Services Administration and its customers an experienced and qualified team with capabilities ranging from engineering to construction and long term operation and maintenance of systems. Our team consists of Trane as the prime along with subcontractors and small businesses as team mates. Our capabilities and personnel qualifications meet the requirements of the scope of work anticipated to be performed under the Energy Management Support and Services Special Item Numbers in the following sections.

Specific tasks we can perform:

- Energy management planning and modeling
- Preliminary energy analysis and market surveys
- Developing energy strategies and approaches to conserving energy
- Utility metering services, and related metering, controls installations
- Building commissioning services
- Geothermal heat pump solutions, and
- Innovative energy applications

Additional services that may be performed in association with Energy Management and Support services SIN include, but are not limited to:

- Utility monitoring and control projects
- Building condition and serviceability survey
- Infrared surveys
- On-site RHVAC maintenance and repairs to improve operation efficiency of equipment and systems
- Building Automation Systems maintenance and repairs
- Energy Savings Performance Contracting (ESPC)

DESCRIPTION OF SERVICES TO BE PROVIDED UNDER SIN 871-202 ENERGY MANAGEMENT PLANNING AND STRATEGIES

Trane can provide a four-phase Comprehensive Energy Management Solution consisting of all four phases of an energy project that could pertain to a variety of energy projects and services that include, but are not limited to, renewable energy, sustainable energy, and energy efficient buildings certification programs such as LEED.

- **Consulting/Auditing/Energy Management Solutions** - This includes strategic planning, energy assessments e.g. feasibility, vulnerability and other detailed assessments, developing and executing of energy audits, audit plans and energy management solutions.
- **Concept Development and Requirements Analysis** – This includes the analysis of the audit results and outlined requirements to design a detailed energy management project concept.
- **Implementation and Change Management** - This includes the implementation and integration of more energy efficient practices and systems and training in using them effectively.
- **Measurement and Verification** - This includes the performance assessment and measurement of the effectiveness and energy efficiency of the project and can include long term monitoring, verification of savings and benchmarking.

DESCRIPTION OF SERVICES TO BE PROVIDED UNDER SIN 871-204 METERING SERVICES

Trane can provide metering services including, but not limited to, the installation of metering equipment and software used for the collection of data and measurement of energy consumption through electric, gas, water or steam utilities, the utilization of data to ensure energy conservation goals are being met, and allows for the measurement and tracking of the cost effectiveness of energy technology investments. This could include building controls and monitoring systems, basic metering services, advanced metering services, maintenance, installation, removal and disposal of new or existing equipment.

DESCRIPTION OF SERVICES TO BE PROVIDED UNDER SIN 871-206 BUILDING COMMISSIONING SERVICES

Trane can provide building commission services including, but not limited to, comprehensive building commissioning services on construction, major modernization projects, and existing energy consuming buildings and facilities designed to ensure the building systems are designed and built to operate as efficiently as possible. This includes re-commissioning and retro-commissioning services. Energy efficient buildings certification programs such as LEED may be included.

DESCRIPTION OF SERVICES TO BE PROVIDED UNDER SIN 871-207 ENERGY AUDIT SERVICES

Trane can provide energy audit services including, but not limited to, developing, executing, and reporting on audit plans and/or performing energy and water audit services. Energy audits may range from cursory to comprehensive. The audits include, but are not limited to data collection, data analysis, benchmarking with tools such as Energy Star. Trane will include written recommendations of suggested upgrades of electrical/mechanical infrastructure, and the impact on energy consumption and pollution, which can include recommendations for using alternative Energy Sources. Trane may do energy efficient buildings certification programs such as LEED.



DESCRIPTION OF SERVICES TO BE PROVIDED UNDER SIN 871-209 INNOVATIONS IN ENERGY

Trane provides innovative approaches to renewable and/or sustainable energy, sustainability services, and energy management technology and services, depending on local conditions and situation. These might include, but are not limited to, new developments or improvements in providing renewable energy and managing energy through solar energy, turbines, geothermal energy, wind power or other sources.

DESCRIPTION OF LABOR CATEGORIES OFFERED UNDER SINs 871-202, 871-204, 871-206, 871-207, AND 871-209

The following are descriptions of the labor categories offered under this Contract for these SINs. The notes ^{EX} or ^{NE} refer to the status of the labor category as exempt or not exempt under the Service Contract Act.

Project Engineer II – Controls ^{EX} (S082) (SINs 871-202, 871-204, 871-206, 871-207, 871-209)

Functional Description: Performs hardware and software design activities for building automation systems. Applies engineering principles and practices for work on assigned projects. Designs cost effective control solutions to meet project requirements. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 3-6 years of related experience.

Minimum Education: Bachelor's degree in Engineering and 3-4 years experience; or Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 5-6 years related experience; or equivalent combination of education and experience.

Project Engineer II – Energy ^{EX} (S083) (SINs 871-202, 871-204, 871-206, 871-207, 871-209)

Functional Description: Performs technical analysis, review, measurement, and verification of financially guaranteed projects. Provides technical analysis and review for performance monitoring or contracts, and applies engineering principles and practices on assigned projects.

Minimum Experience: Typically requires 3 years of related experience.

Minimum Education: Bachelor's degree in Engineering and three (3) years experience; or equivalent combination of education and experience. Knowledge and experience with HVAC, control, electrical systems and proficiency with energy analysis tools such as TRACE and system analyzer. Working knowledge of cost and savings studies incorporating energy conservation measures.

Project Engineer II – Systems ^{EX} (S084) (SINs 871-202, 871-204, 871-206, 871-207, 871-209)

Functional Description: Performs complex planning, estimating and design activities for the layout of equipment, commercial and industrial facilities. Determines the scope of projects, estimates cost, designs and documents HVAC and electrical systems and procures components. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 3-6 years of related experience.

Minimum Education: Bachelor's degree in Engineering and 3-4 years related experience; or Associate's degree (A.A.) or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 5-6 years related experience; or equivalent combination of education and experience.

Project Administrator – Contracting ^{NE} (S119) (SINs 871-202, 871-204, 871-206, 871-207, 871-209)

Functional Description: Responsible for project set-up, document control, data entry, billing, contract monitoring, and administrative closeout of each project. This position is required to closely interact with the Project Manager and assigned project staff to assist with the timely completion of each project.



Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: One-year certificate from college or technical school; or six (6) months of related experience and/or training; or equivalent combination of education and experience. Familiarity with the operation of Energy Management Systems, HVAC Systems and/or Temperature Controls preferred.

Computer Aided Drafter - Senior ^{NE} (S120) (SINs 871-202, 871-204, 871-206, 871-207, 871-209)

Functional Description: Responsible for creating computer aided design (CAD) drawings using standard CAD digitizing techniques and skills. Also responsible for the system graphics required to support automation systems design.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: Associate's degree from college or technical school in Computer-Aided Design or Drafting; or at least six (6) months related experience and/or training; or equivalent combination of education and experience. Working knowledge of AutoCAD or other computer aided design, Microsoft Office software required.

Project Engineer I – Systems ^{NE} (S167) (SINs 871-202, 871-204, 871-206, 871-207, 871-209)

Functional Description: Performs planning, estimating and design activities for the layout of equipment, commercial and industrial facilities. Assists in determining the scope of projects, estimates cost, designs and documents HVAC and electrical systems and procures components. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 4-5 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 4-5 years related experience; or equivalent combination of education and experience.

Project Engineer I – Energy ^{NE} (S168) (SINs 871-202, 871-204, 871-206, 871-207, 871-209)

Functional Description: Provides technical analysis and review for performance monitoring on contracts. Applies knowledge of technology and applications on assigned projects.

Minimum Experience: Typically requires 5-6 years of related experience.

Minimum Education: Knowledge and 5-6 years experience with HVAC, control, electrical systems and proficiency with energy analysis tools such as TRACE and system analyzer. Working knowledge of cost and savings studies incorporating energy conservation measures.

Project Engineer I – Controls ^{NE} (S169) (SINs 871-202, 871-204, 871-206, 871-207, 871-209)

Functional Description: Applies engineering principles and practices on assigned projects. Designs cost effective control solutions to meet project requirements. Works directly on the project team to assist with project commissioning.

Minimum Experience: Typically requires 4-5 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 4-5 years related experience; or equivalent combination of education and experience.

OTHER DIRECT COSTS UNDER SIN 871-100

Trane offers TRACE® 700 software as a priced Other Direct Cost.

Additional tasks that might be considered Other Direct Costs are available from Trane U.S. outside the scope of this contract. Trane will estimate and negotiate these tasks on an open market basis and they will be listed as such on an order under this contract.

APPENDIX III

DESCRIPTION OF SERVICES TO BE PROVIDED UNDER SIN 003-097 REPAIR AND ALTERATIONS

Trane can provide repair and alterations services and projects that is associated (ancillary) to other operation, maintenance and services provided by Trane under this Schedule. Typically, ancillary repair and alterations projects are those (1) solely associated with the repair, alteration, delivery or installation of products or services also purchased under this Schedule, and which are (2) routine and non-complex in nature, such as routine painting or carpeting, simple hanging of drywall, basic electrical or plumbing work, landscaping, and similar noncomplex services.

Specific tasks we can perform:

- Repair of inoperable or failed building systems such as RHVAC
- Building equipment repairs
- Basic mechanical and plumbing
- Replacement of building system components
- Wall repair and painting
- Routine flooring repair and replacement

Specific tasks which can not be performed are:

- Major or new construction of buildings, roads, parking lots and other facilities.
- Complex repair and alteration of entire facilities or significant portions of facilities.
- Architect-Engineering Services subject to Public Law 92-582 (Brooks Act).

DESCRIPTION OF TRANE LABOR SERVICES CATEGORIES OFFERED UNDER SIN 003-097

The following are descriptions of the labor categories offered under this Contract for this SIN. The notes ^{EX} or ^{NE} refer to the status of the labor category as exempt or not exempt under the Service Contract Act.

HVAC Field Technician ^{NE} (S020) (SIN 003-097)

Functional Description: Responsible for retrofit and repair of environmental-comfort systems, utilizing knowledge of air conditioning theory, pipe fitting, and mechanical layouts.

Minimum Experience: Typically requires 5 years of related experience.

Minimum Education: Associate's degree or equivalent from a Technical / Trade School with a certificate in Heating, Ventilation, and Air Conditioning and five (5) years related experience; or seven (7) years related experience; or equivalent combination of education and experience.

HVAC Field Technical – Apprentice ^{NE} (S021) (SIN 003-097)

Functional Description: Assists HVAC Field Technicians in the installation and repair of environmental control systems, utilizing knowledge of refrigeration theory, control systems, pipe fitting, and structural layouts.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school with a certificate in Heating, Ventilation, and Air Conditioning; or six months to one-year related experience and/or training; or equivalent combination of education and experience.



HVAC Field Technician – Team Leader^{NE} (S022) (SIN 003-097)

Functional Description: Performs and directs HVAC Field Technicians who accomplish the repair/retrofit/replacement installation of environment comfort systems, utilizing knowledge of air conditioning theory, pipe fitting and mechanical layouts.

Minimum Experience: Typically requires 5 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school with a certificate in Heating, Ventilation, and Air Conditioning; and five (5) years HVAC experience, or equivalent combination of education and experience. Must have knowledge of various HVAC products, systems, electronics, and pneumatic controls.

HVAC Field Technician – Senior^{NE} (S049) (SIN 003-097)

Functional Description: Applies training, knowledge and experience of HVAC systems at a Journeyman level HVAC Site Maintenance Technician. Performs all work in the service and maintenance field on all major types of equipment, and is responsible for retrofit and repair of environmental-comfort systems, utilizing knowledge of air conditioning theory, pipe fitting, and mechanical layouts.

Minimum Experience: Typically requires 7 years of related experience.

Minimum Education: Associate's degree (A.A.) or equivalent from a technical / trade school with a certificate in Heating, Ventilation, and Air Conditioning and seven (7) years related experience; or ten (10) years related experience; or equivalent combination of education and experience.

Controls Technician^{NE} (S121) (SIN 003-097)

Functional Description: Performs more complex commissioning, diagnosis, and repair of environmental-control systems, utilizing knowledge of electronics, direct digital control, airflow, hydronics, refrigeration theory, and control techniques.

Minimum Experience: Typically requires 2 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school or six (6) months experience in control systems; or equivalent combination of education and experience.

Controls Technician – Entry Level^{NE} (S152) (SIN 003-097)

Functional Description: Performs and assists under direction complex commissioning, diagnosis, and repair of environmental-control systems, utilizing knowledge of electronics, direct digital control, airflow, hydronics, refrigeration theory, and control techniques. Performs these tasks on simple control projects.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school or six (6) months experience in control systems; or equivalent combination of education and experience.

Service Helper^{NE} (S154) (SIN 003-097)

Functional Description: Assists HVAC Field Technicians in routine maintenance and inspections on existing systems.

Minimum Experience: Typically requires 1 year of related experience involving building trades or operation and service to buildings or HVAC.

Minimum Education: High School Diploma or GED.



The following are descriptions of the labor categories that are also offered under this Contract for SIN 003-097. The notes ^{EX} or ^{NE} refer to the status of the labor category as exempt or not exempt under the Service Contract Act. The categories below are exempt from the Davis Bacon Act Wage Determinations.

Project Administrator – Service ^{NE} (S118) (SIN 003-097)

Functional Description: Possesses project documentation, materials, job costing, status monitoring, invoicing, and administrative closeout of a service project. This position is required to closely interact with the Project Manager and assigned project staff to ensure the timely completion of services scope of work.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: One-year certificate from college or technical school; or six (6) months to two (2) years or related experience and/or training; or equivalent combination of education and experience. Familiarity with the operation of Energy Management Systems, HVAC Systems, and/or Temperature Controls preferred.

Project Engineer II – Controls ^{EX} (S082) (SIN 003-097)

Functional Description: Performs hardware and software design activities for building automation systems. Applies engineering principles and practices for work on assigned projects. Designs cost effective control solutions to meet project requirements. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 3-6 years of related experience.

Minimum Education: Bachelor's degree in Engineering and 3-4 years experience; or Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 5-6 years related experience; or equivalent combination of education and experience.

Project Engineer II – Energy ^{EX} (S083) (SIN 003-097)

Functional Description: Performs technical analysis, review, measurement, and verification of financially guaranteed projects. Provides technical analysis and review for performance monitoring or contracts, and applies engineering principles and practices on assigned projects.

Minimum Experience: Typically requires 3 years of related experience.

Minimum Education: Bachelor's degree in Engineering and three (3) years experience; or equivalent combination of education and experience. Knowledge and experience with HVAC, control, electrical systems and proficiency with energy analysis tools such as TRACE and system analyzer. Working knowledge of cost and savings studies incorporating energy conservation measures.

Project Engineer II – Systems ^{EX} (S084) (SIN 003-097)

Functional Description: Performs complex planning, estimating and design activities for the layout of equipment, commercial and industrial facilities. Determines the scope of projects, estimates cost, designs and documents HVAC and electrical systems and procures components. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 3-6 years of related experience.

Minimum Education: Bachelor's degree in Engineering and 3-4 years related experience; or Associate's degree (A.A.) or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 5-6 years related experience; or equivalent combination of education and experience.

Project Manager – Controls ^{EX} (S085) (SIN 003-097)

Functional Description: Manages all aspects of HVAC control projects, from beginning to end, with direct responsibility for project execution while leading a team, or teams, to accomplish specific objectives in a given time frame and with available resources. Responsible for the administration, implementation, and management of HVAC control projects. Ensures assigned projects' scope of work, schedule, and budget are achieved.

Minimum Experience: Typically requires 2-6 years of related experience.



Minimum Education: Bachelor's degree in Electrical or Mechanical Engineering or Construction Management with a minimum of two (2) years of project management, controls, HVAC or related experience, or a minimum of six (6) years of project management, controls, HVAC or related experience; or an equivalent combination of education and experience.

Project Manager – Contracts ^{EX} (S089) (SIN 003-097)

Functional Description: Manages all aspects of HVAC contract projects, from beginning to end, with direct responsibility for project execution while leading a team, or teams, to accomplish specific objectives in a given time frame and with available resources. Responsible for the administration, implementation, and management of control projects. Accountable for assigned projects' scope of work, schedule, and budget.

Minimum Experience: Typically requires 2-6 years of related experience.

Minimum Education: Bachelor's degree in Electrical or Mechanical Engineering or Construction Management with a minimum of two (2) years of project management, HVAC (systems, equipment, installation or service) or related experience, or a minimum of six (6) years of project management, HVAC (systems, equipment, installation, or service) or related experience; or an equivalent combination of education and experience.

Project Engineer Team Leader ^{EX} (S0104) (SIN 003-097)

Functional Description: Performs hardware and software design activities for building automation systems. Applies engineering principles and practices for work on assigned projects. Designs cost effective control solutions to meet project requirements. Works directly with the project team to assist with project commissioning. Directs and assists other project engineers on the team related to opportunities and obstacles in managing the engineering workload. Possesses a familiarity with the concepts of new construction, renovation/retrofit; performance contracting, and service project management.

Minimum Experience: Typically requires 2-4 years of related experience.

Minimum Education: Bachelor's degree in engineering and two (2) to three (3) years experience; or Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and three (3) to four (4) years related experience; or equivalent combination of education and experience.

Project Administrator – Contracting ^{NE} (S119) (SIN 003-097)

Functional Description: Responsible for project set-up, document control, data entry, billing, contract monitoring, and administrative closeout of each project. This position is required to closely interact with the Project Manager and assigned project staff to assist with the timely completion of each project.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: One-year certificate from college or technical school; or six (6) months of related experience and/or training; or equivalent combination of education and experience. Familiarity with the operation of Energy Management Systems, HVAC Systems and/or Temperature Controls preferred.

Computer Aided Drafter - Senior ^{NE} (S120) (SIN 003-097)

Functional Description: Responsible for creating computer aided design (CAD) drawings using standard CAD digitizing techniques and skills. Also responsible for the system graphics required to support automation systems design.

Minimum Experience: Typically requires 6 months of related experience.

Minimum Education: Associate's degree from college or technical school in Computer-Aided Design or Drafting; or at least six (6) months related experience and/or training; or equivalent combination of education and experience. Working knowledge of AutoCAD or other computer aided design, Microsoft Office software required.

Project Engineer I – Systems ^{NE} (S167) (SIN 003-097)

Functional Description: Performs planning, estimating and design activities for the layout of equipment, commercial and industrial facilities. Assists in determining the scope of projects, estimates cost, designs and documents HVAC and electrical systems and procures components. Works directly on the project team to assist the Project Manager with project commissioning.

Minimum Experience: Typically requires 4-5 years of related experience.



Minimum Education: Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 4-5 years related experience; or equivalent combination of education and experience.

Project Engineer I – Energy^{NE} (S168) (SIN 003-097)

Functional Description: Provides technical analysis and review for performance monitoring on contracts. Applies knowledge of technology and applications on assigned projects.

Minimum Experience: Typically requires 5-6 years of related experience.

Minimum Education: Knowledge and 5-6 years experience with HVAC, control, electrical systems and proficiency with energy analysis tools such as TRACE and system analyzer. Working knowledge of cost and savings studies incorporating energy conservation measures.

Project Engineer I – Controls^{NE} (S169) (SIN 003-097)

Functional Description: Applies engineering principles and practices on assigned projects. Designs cost effective control solutions to meet project requirements. Works directly on the project team to assist with project commissioning.

Minimum Experience: Typically requires 4-5 years of related experience.

Minimum Education: Associate's degree or equivalent from two-year college or technical school in electrical engineering and a certificate in HVAC or AAS and BAS in electrical engineering and 4-5 years related experience; or equivalent combination of education and experience.

OTHER DIRECT COSTS UNDER SIN 003-100

Trane offers TRACE® 700 software as a priced Other Direct Cost.

Additional tasks that might be considered Other Direct Costs are available from Trane U.S. outside the scope of this contract. Trane will estimate and negotiate these tasks on an open market basis and they will be listed as such on an order under this contract.



GENERAL DAVIS BACON ACT LABOR CATEGORIES OFFERED UNDER SIN 003-097

The following is a listing of the labor categories (titles) taken from Department of Labor Davis Bacon Act wage determinations that may be associated with providing authorized GSA customers with a total solution.

Acoustical Installer (Job Code Number # DB01)

Carpenters (Job Code Number # DB02)

Cement Mason/Concrete Finisher (Job Code Number # DB03)

Drywall Hanger (Job Code Number # DB04)

Electrician (Job Code Number # DB05)

Floor Laying Carpet (Job Code Number # DB06)

Fire Sprinkler Fitter (Job Code Number # DB07)

Glazier (Job Code Number # DB08)

Ironworker – Reinforcing (Job Code Number # DB09)

Ironworker – Structural (Job Code Number # DB10)

Laborer (Job Code Number # DB11)

Mechanical Insulator (Job Code Number # DB12)

Painters (Job Code Number # DB13)

Plasters (Job Code Number # DB14)

Plasterer Tender (Job Code Number # DB15)

Plumbers & Pipefitters – Buildings (Job Code Number # DB16)

Roofer (Job Code Number # DB17)

Sheet Metal Worker (Job Code Number # DB18)

Welders – Building (Job Code Number # DB19)



APPENDIX IV – TRANE U.S. INC.'s TRANE LOCAL SERVICE OFFICES

Albany, NY – Central New York

(518) 785-1315
FAX: (518) 785-4359 - Sales
301 Old Niskayuna Road
Latham, New York 12110-2214

Albuquerque, NM

(505) 884-2044
FAX: (505) 884-2449
4401 Ellison NE
Albuquerque, New Mexico 87109

Anchorage, AK

(907) 561-1577
FAX: (907) 563-4013
701 Sesame Street, Suite 102
Anchorage, AK 99503

Appleton, WI

(920) 734-4531
FAX: (920) 734-2044
2500 N. Lynndale Drive
Appleton, Wisconsin 54914

Asheville, NC

(828) 277-8664
FAX: (828) 277-5848
1400 Sweeten Creek Road
Asheville, NC 28803

Atlanta, GA

(404) 321-7500
FAX: (404) 636-5204
2677 Buford Highway NE
Atlanta, Georgia 30324-3239

Augusta, GA

(706) 738-8157
FAX: (706) 733-7842
3342 Commerce Drive
Augusta, GA 30909

Austin, TX

(512) 416-8822
FAX: (512) 416-8894
9801 Metric Blvd., Suite 400
Austin, TX 78758

Baltimore, MD

(410) 252-8100
FAX: (410) 252-7330
9603 Deereco Road, Suite 400
Timonium, Maryland 21093-6920

Baton Rouge, LA

(225) 298-4280
FAX: (225) 291-9472
11534 Cloverland Avenue
Baton Rouge, LA 70809

Birmingham, AL

(205) 7474-4000
FAX: (205) 747-4006
1030 London Drive, Suite 100
Birmingham, Alabama 35211

Boise, ID

(208) 362-0916
FAX: (208) 362-7463
351 N. Mitchell St., Suite 100
Boise, ID 83704

Boston, MA

(781) 938-9700
FAX: (781) 938-8912
225 Wildwood Avenue
Woburn, Massachusetts 01801

Boulder, CO

(303) 527-0677
FAX: (303) 527-0845
6205 Lookout Road, Suite F
Boulder, CO 80301

Burlington, VT

(802) 864-3816
FAX: (802) 864-5093
175 Leroy Road
Williston, VT 05495

Cape Girardeau, MO

(573) 334-0591
FAX: (573) 334-0680
1078 Wolverine Lane #D
Cape Girardeau, MO 63701

Charleston, SC

(843) 881-8282
FAX: (843) 881-8290
2011 Clements Ferry Road
Charleston, SC 29492

Charlotte, NC

(704) 525-9600
FAX: (704) 525-8582
4501 South Tryon Street
P.O. Box 240605 (28224)
Charlotte, North Carolina 28217

Chattanooga, TN

(423) 296-1506
FAX: (423) 485-8139
6138 Preservation Drive, Suite 500
Chattanooga, TN 37416

Chicago, IL

(630) 734-3200
FAX: (630) 323-9040
7100 South Madison
Willowbrook, Illinois 60527-5505

Cincinnati, OH

(513) 771-8884
FAX: (513) 772-7281
10300 Springfield Pike
Cincinnati, Ohio 45215

Colorado Springs, CO

(719) 599-3900
FAX: (719) 268-0200
4242 N. Nevada Avenue
Colorado Springs, CO 80907

Columbia, SC

(803) 936-4700
FAX: (803) 936-4715
111 Lott Court
West Columbia, South Carolina 29169

Columbus, OH

(614) 473-3500
FAX: (614) 473-3501
2300 City Gate Drive, Suite 100
Columbus, Ohio 43219-3652

Dallas, TX (TSO)

(972) 406-6000
FAX: (972) 243-1398
P.O. Box 814609
Dallas, Texas 75381-4609

1400 Valwood Parkway, Suite 100
Carrollton, Texas 75006

Davenport, IA

(563) 468-4900
FAX: (563) 391-0277
109 West 55th Street
Davenport, Iowa 52806



Denver, CO (TSO)

(303) 228-3300
FAX: (303) 228-2828
445 Bryant St., Unit 5
Denver, Colorado 80204

Detroit, MI

(248) 596-3600
FAX: (248) 596-3636
27475 Meadowbrook Road
Novi, Michigan 48377

El Paso, TX

(915) 593-3484
FAX: (915) 593-3490
1405 Vanderbilt Drive
El Paso, TX 79935

Evansville, IN

(812) 421-8725
FAX: (812) 421-8735
1024 East Sycamore Street
Evansville, IN 47714

Fargo, ND

(701) 235-0521
FAX: (701) 293-3136
300 45th Street SW
Fargo, North Dakota 58103

Fort Collins, CA

(970) 490-1052
FAX: (970) 490-1191
2416 Donnell Court, Unit D
Fort Collins, CO 80524

Fort Wayne, IN

(260) 489-0884
FAX: (260) 489-5117
6602 Innovation Blvd.
Fort Wayne, IN 46818

Fort Worth, TX

(817) 838-1300
FAX: (817) 831-8135
4200 N. Sylvania Avenue
Fort Worth, TX 76137

Fresno, CA

(559) 271-4625
FAX: (559) 271-4630
5599 N. Golden State Blvd.
Fresno, California 93722

Gainesville, FL

(904) 363-6088
FAX: (904) 363-1134
8929 Western Way, Suite 1
Jacksonville, FL 32256

Grand Junction, CO

(970) 242-4361
FAX: (970) 242-4566
2387 River Road, Unit 10
Grand Junction, CO 81505

Grand Rapids, MI

(616) 971-1400
FAX: (616) 971-1401
5005 Corporate Exchange Blvd. S.E.
Grand Rapids, Michigan 49512

Greenville, SC

(864) 672-6000
FAX: 864-672-6001
288 Fairforest Way
Greenville, South Carolina 29607

Harrisburg, PA

(717) 561-5400
FAX: (717) 561-5499
3909 TecPort Drive
Harrisburg, Pennsylvania 17111

Hartford, CT

(860) 678-3300
FAX: (860) 677-6240
135 South Road
P.O. Box 977 (06034)
Farmington, Connecticut 06032

Honolulu, HI (TSO)

(808) 845-6662
FAX: (808) 845-2168
330 Sand Island Access Road
Honolulu, Hawaii 96819

Huntsville, AL

(256) 837-1030
FAX: (256) 837-2058
4825 Commercial Drive
Huntsville, AL 35816

Indianapolis, IN

(317) 255-8777
FAX: (317) 251-8556
5355 North Post Road
Indianapolis, Indiana 46216

Jacksonville, FL (TSO)

(904) 363-6088
FAX: (904) 363-1134
8929 Western Way, Suite 1
Jacksonville, Florida 32256

Johnson City, TN

(423) 349-2480
FAX: (423) 349-2495
660 Eastern Star Road
Kingsport, Tennessee 37663

Johnstown, PA

(814) 266-3020
FAX: (814) 266-3015
334 Bloomfield Street, Suite 204
Johnstown, Pennsylvania 15904

Kansas City, MO

(913) 599-4664
FAX: (913) 599-4669
8014 Flint
Lenexa, Kansas 66214

Knoxville, TN

(865) 588-0607
FAX: (865) 588-0600
5220 S. Middlebrook Pk.
Knoxville, TN 37921

La Crosse, WI

(608) 788-8430
FAX: (608) 787-0454
2525 Larson Street
La Crosse, WI 54603

Long Island, NY

(718) 269-3600
FAX: (718) 269-3758
225 Oser Avenue
Hauppauge, NY 11788

Los Angeles, CA

(626) 913-7123
FAX: (626) 913-7153
17760 Rowland Street
City of Industry, California 91748

Lubbock, TX

(806) 747-0266
FAX: (806) 744-1033
2512 Texas Avenue
Lubbock, TX 79411

Macon, GA

(478) 743-5429
FAX: (478) 743-2731
3162 Mercer University Drive
Macon, GA 31204

Madison, WI

(608) 838-8200
FAX: (608) 838-6015
4801 Voges Road, Suite A
Madison, Wisconsin 53718

Memphis, TN

(901) 345-6000
FAX: (901) 345-2803
1775 Pyramid Place, Suite 100
Memphis, Tennessee 38132



Miami, FL (TSO)

(305) 592-0672
(954) 499-6900
FAX: (954) 499-6901
2884 Corporate Way
Miramar, Florida 33025

Milwaukee, WI

(414) 266-5200
FAX: (414) 266-5216
11400 W. Theodore Trecker Way
West Allis, Wisconsin 53214

Mobile, AL

(251) 665-2999
FAX: (251) 665-2920
4932 Tufts Road
Mobile, Alabama 36619

Montgomery, AL

(334) 215-2900
FAX: (334) 215-2901
915 Lagoon Business Loop
Montgomery, AL 36117

Nashville, TN

(615) 242-0311
FAX: (615) 726-3357
601 Grassmere Park Drive, Suite 10
Nashville, Tennessee 37211

New Orleans, LA

(504) 733-6789
FAX: (504) 731-0833
530 Elmwood Park Blvd.
Harahan, Louisiana 70123

New York, NY

(718) 269-3600
FAX: (718) 269-3601
45-18 Court Square
Long Island City, New York 11101-4347

North Jersey, NJ

(973) 887-8800
FAX: (973) 887-8844
4 Wood Hollow Road
Parsippany, New Jersey 07054-0436

Oklahoma, OK

(405) 787-2237
FAX: (405) 787-0752
305 Hudiburg Circle
Oklahoma City, Oklahoma 73108

Omaha, NE

(402) 331-7111
FAX: (402) 331-5200
5720 S. 77th Street
Ralston, Nebraska 68127-4202

Orlando, FL (TSO)

(407) 660-1111
FAX: (407) 660-0303
2301 Lucien Way, Suite 430
Maitland, FL 32751

Phoenix, AZ (CSO)

(602) 258-9600
FAX: (602) 253-3801
850 West Southern Ave
Tempe, Arizona 85282

Pittsburgh, PA

(412) 747-3000
FAX: (412) 747-4550
400 Business Center Dr.
Pittsburgh, Pennsylvania 15205

Portland, ME

(207) 828-1777
FAX: (207) 828-1511
30 Thomas Drive
Westbrook, Maine 04092

Providence, RI

(401) 434-3145
FAX: (401) 434-8537
50 Vision Blvd.
East Providence, Rhode Island 02914

Rapid City, SD

(605) 342-7929
FAX: (605) 342-7930
6807 Sturgis Road
Black Hawk, SD 57718

Reno, NV

(775) 856-3343
FAX: (775) 856-1704
5595 Equity Avenue, Suite 100
Reno, Nevada 89502

Richmond, VA

(804) 747-3588
FAX: (804) 273-0119
10408 Lakeridge Parkway, Suite 100
Ashland, Virginia 23005

Roanoke, VA

(540) 563-2828
FAX: (540) 366-4958
2343 Highland Farm Road, NW
Roanoke, Virginia 24017

Rochester, NY – Central New York

(585) 256-2500
FAX: (585) 256-0067
75 Town Centre Drive, Suite 300
Rochester, New York 14623

Sacramento, CA

(916) 577-1100
FAX (916) 577-1175
4145 Delmar Road
Rocklin, California 95677

St. Louis, MO (Sales Office)

(636) 305-3600
FAX: (636) 349-0601
101 Matrix Commons Drive
Fenton, Missouri 63026

Salt Lake City, UT (CSO)

(801) 486-0500
FAX: (801) 486-0752
2817 South 1030 West
Salt Lake City, Utah 84119

San Antonio, TX

(210) 657-0901
FAX: (210) 657-1761
3650 Highpoint (78217)
P.O. Box 34597 (78265)
San Antonio, Texas

San Diego, CA

(858) 576-2500
FAX: (858) 576-2554
3565 Corporate Court
San Diego, California 92123

San Juan, PR

(787) 798-0999
PR #1, Km. 25.1
Barrio Quebrada Arenas
San Juan, Puerto Rico 00926-1900

Savannah, GA

(912) 965-0313
FAX: (912) 965-0314
3911 Old Louisville Road, Suite 101
Savannah, GA 31408

Seattle, WA

(425) 643-4310
FAX: (425) 643-4314
2021 152nd Avenue NE
Redmond, Washington 98052

Sioux Falls, SD

(605) 336-8500
FAX: (605) 336-0824
3500 South First Avenue, Suite 150
Sioux Falls, SD 57105

South Bend, IN

(574) 288-4914
FAX: (574) 282-4874
2301 Bendix Drive, Suite 400
South Bend, Indiana 46628



Springfield, MA

(413) 746-3090
FAX: (413) 746-0537
90 Carando Drive
Springfield, MA 01104

Springfield, MO

(417) 863-2110
FAX: (417) 863-2111
540 N. Cedarbrook
Springfield, MO 65802-6324

Syracuse, NY – Central New York

(315) 234-1500
FAX: (315) 433-9120
15 Technology Place
East Syracuse, New York 13057

Tallahassee, FL

(850) 574-1726
FAX: (850) 575-5880
109 Hamilton Park Drive, Suite 1
Tallahassee, FL 32304

Tucson, AZ

(520) 748-1234
FAX: (520) 748-1492
4520 S. Coach Drive
Tucson, AZ 85714

Tulsa, OK

(918) 250-5522
FAX: (918) 250-5419
2201 N. Willow Avenue
Broken Arrow, OK 74012

West Palm Beach, FL

(561-) 683-1521
FAX: (561) 697-8714
6965 Vista Parkway North #11
West Palm Beach, FL 33411

Westchester, NY

(914) 593-0303
FAX: (914) 593-7222
11 Clearbrook Road
Elmsford, NY 10523



APPENDIX V – INDEPENDENTLY-OWNED TRANE LOCAL SERVICE OFFICES

Akron-Canton, OH

(330) 896-9358
FAX: (330) 896-4159
1525 Corporate Woods Parkway
Uniontown, OH 44685

Allentown, PA

(484) 223-1730
FAX: (484) 2231-1824
5925 Tilghman Street, Suite 70
Allentown, PA 18104

Billings, MT

(406) 248-4882
FAX: (406) 248-5196
3311 4th Avenue North, Suite 4
Billings, MT 59104

Buffalo, NY (TSO)

(716) 626-1260
FAX: (716) 626-9412
45 Earhart Drive, Suite 103
Buffalo, New York 14221

Charleston, WV

(304) 346-0549
FAX: (304) 346-8920
540 Leon Sullivan Way (25301)
P.O. Box 627
Charleston, West Virginia 25322

Cleveland, OH

(440) 248-3400
FAX: (440) 349-6980
31200 Bainbridge Road
P.O. Box 39280
Solon, Ohio 44139

Dayton, OH

(937) 264-4343
FAX: (937) 264-4360
815 Falls Creek Drive
P.O. Box 670
Vandalia, Ohio 45377-0670

Des Moines, IA

(515) 270-0004
FAX: (515) 270-3835
2220 NW 108th Street
Clive, Iowa 50325

Flint, MI

(810) 767-7800
FAX: (810) 767-9058
5335 Hill 23 Drive
Flint, Michigan 48507

Fort Myers, FL

(239) 275-9420
FAX: (239) 275-9775
6461 Topaz Court
Fort Myers, FL 33912

Great Falls, MT

(406) 727-5111
FAX: (406) 761-5173
422 9th Street S. (59405)
P.O. Box 2642
Great Falls, Montana 59403

Greensboro, NC

(336) 378-0670
FAX: (336) 274-7487
1915 N. Church Street
P.O. Box 13587 (27415-3587)
Greensboro, North Carolina 27405

Houston, TX (TSO)

(713) 266-3900
FAX: (713) 266-7011
10555 Westpark Drive
Houston, Texas 77042

Jackson, MS

(601) 956-9211
FAX: (601) 957-9340
746 S. Ridgewood Road
P.O. Box 1557 (39158)
Ridgeland, Mississippi 39157

Lansing, MI

(517) 337-6517
FAX: (517) 337-9493
2035 Asher Court, Suite 50
East Lansing, MI 48823

Las Vegas, NV

(702) 876-7530
FAX: (702) 876-5106
3036 S. Valley View Blvd.
Las Vegas, Nevada 89102

Lexington, KY

(859) 514-7000
FAX: (859) 514-7870
2350 Fortune Drive
Lexington, KY 40509-4125

Little Rock, AR

(501) 661-0621
FAX: (501) 661-9109
1501 Westpark, Suite 9
Little Rock, Arkansas 72204-2457

Louisville, KY

(502) 499-7000
FAX: (502) 499-7870
1800 Plantside Drive
Louisville, Kentucky 40299-1918

Norfolk, VA

(757) 558-0200
FAX: (757) 558-9715
1100 Cavalier Blvd.
P.O. Box 6276
Chesapeake, Virginia 23323

Oakland, CA

(510) 433-8940
FAX: (510) 433-8954
383 4th Street, #202
Oakland, CA 94607

Peoria, IL

(309) 691-4224
FAX: (309) 691-1366
8718 N. University
Peoria, Illinois 61615-1681

Raleigh, NC

(919) 781-0458
FAX: (919) 781-9195
401 Kitty Hawk Drive
Morrisville, NC 27560

Philadelphia, PA

(610) 962-1600
FAX: (610) 962-0230
741 First Avenue
P.O. Box 1549
King of Prussia, Pennsylvania 19406

Portland, OR

(503) 620-8031
FAX: (503) 639-1454
Mailing Address:
P.O. Box 23579
Tigard, Oregon 97281
Office Location:
7257 SW Kable Lane
Portland, Oregon 97224



San Francisco, CA (TSO)

(408) 481-3600
FAX: (408) 481-3666
310 Soquel Way
Sunnyvale, California 94085-4101

Santa Rosa, CA

(707) 542-4213
FAX: (707) 542-9206
987 Airway Court, Suite 18
Santa Rosa, CA 95403

Shreveport, LA

(318) 865-5663
FAX: (318) 861-8481
P.O. Box 6761
504 W. 67th Street
Shreveport, Louisiana 71106

Spokane, WA

(509) 535-9057
FAX: (509) 535-4354
715 N. Hogan
P.O. Box 3304
Spokane, Washington 99220

Springdale, AR

(479) 361-2030
FAX: (479) 361-5977
2499 S. Maestri Road
Springdale, AR 72762

Tampa, FL

(813) 877-8251
FAX: (813) 877-8257
902 Himes Avenue (33609)
P.O. Box 18547 (33679)
Tampa, Florida

Toledo, OH

(419) 866-4000
FAX: (419) 866-8619
1135 Corporate Drive
P.O. Box 880
Holland, Ohio 43528

Twin Cities, MN (Sales Office)

(612) 861-7232
FAX: (612) 861-7827
5916 Pleasant Avenue S.
Minneapolis, Minnesota 55419

Washington, DC

(301) 984-2400
FAX: (301) 881-4787
30 W. Watkins Mill Road
Gaithersburg, MD 20878

Wichita, KS

(316) 265-9655
FAX: (316) 265-1974
120 Ida
P.O. Box 595 (67201)
Wichita, Kansas 67211

Wilkes Barre, PA

(570) 654-0865
FAX: (570) 654-0343
10 Freeport Road
Pittston, Pennsylvania 18640-9514

Wilmington, DE

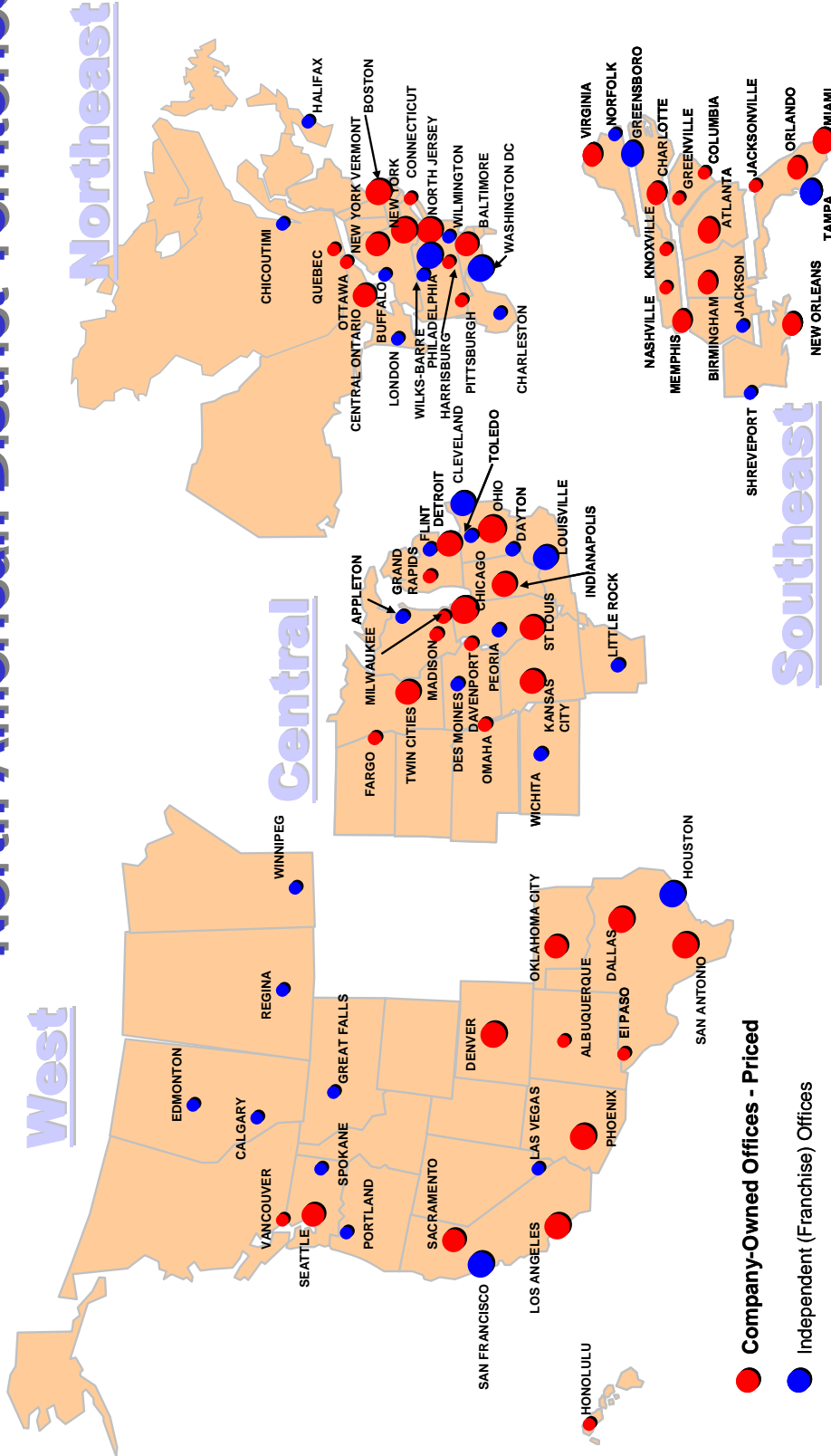
(302) 395-0200
FAX: (302) 395-0700
66 Southgate Blvd.
New Castle, Delaware 19720

Wilmington, NC

(910) 792-0339
FAX: (910) 792-0466
6736 Netherlands Drive
Wilmington, NC 28405

APPENDIX VI – MAP OF TRANE’S NATIONWIDE NETWORK OF COMMERCIAL OFFICES BY NORTH AMERICAN DISTRICT TERRITORIES

**Trane Commercial Systems
North American District Territories**



**APPENDIX VII – U.S. STATES IN TRANE’S NATIONWIDE NETWORK OF COMMERCIAL OFFICES
BY TERRITORY****Northeast Territory**

Connecticut
Delaware
Maine
Maryland
Massachusetts
New Hampshire
New Jersey
New York
Pennsylvania
Rhode Island
Vermont
West Virginia
Washington, DC

Central Territory

Arkansas
Illinois
Indiana
Iowa
Kansas
Kentucky
Michigan
Minnesota
Missouri
Nebraska
North Dakota
Ohio Wisconsin
South Dakota
Wisconsin

Southeast Territory

Alabama
Florida
Georgia
Louisiana
Mississippi
North Carolina
North Carolina
Tennessee
Virginia
Puerto Rico
U.S. Virgin Islands

West Territory

Arizona
Alaska
California
Colorado
Hawaii
Idaho
Montana
New Mexico
Nevada
Oklahoma
Oregon
Texas
Utah
Washington
Wyoming