

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.14  
(ID # 29612)**

**MEETING DATE:**  
Tuesday, January 27, 2026

**FROM :** FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT (FM-MSD): Approve the Agreement with Trane U.S. Inc. for a (7) seven-year term - California Environmental Quality Act Exempt Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 Existing Facilities Exemption and Section 15061(b)(3) "Common Sense" Exemption; Districts-All. [Total cost is \$2,690,374, up to \$41,928 in additional compensation- 100% Facilities Management Department Budget Fund 47210]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the Professional Services Agreement with Trane U.S. Inc. is exempt from California Environmental Quality Act (CEQA) Pursuant to State CEQA Guidelines Section 15301 Existing Facilities Exemptions, and Section 15061(b)(3) "Common Sense" Exemption;
2. Authorize the use of Facilities Management Department Budget Fund 47210, not to exceed \$461,207 annually;
3. Approve the Professional Services Agreement for Chiller Preventative Maintenance and Parts between the County of Riverside (County) and Trane U.S. Inc., a California Corporation, from date of award through August 31, 2027 in the amount not-to-exceed \$461,207 annually, with the option to renew for an additional five (5) years from September 1, 2027 through August 31, 2032, and authorize the Chair of the Board to execute the Agreement on behalf of the County;

Continued on Page 2

**ACTION:Policy**

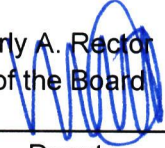
  
Vincent Yzaguirre 1/7/2026

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: January 27, 2026  
xc: FM

Kimberly A. Ractor  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

4. Authorize the Director of Facilities Management, or designee, to administer the agreement with Trane U.S. Inc. in accordance with applicable Board policies;
5. Authorize the Purchasing Agent, in accordance with Ordinance No. 459, based on the availability of fiscal funding and approved as to form by County Counsel to (a) sign amendments that exercise the option(s) of the agreements, including modifications to the statement of work that stay within the intent of the Agreement, and (b) sign amendments to the contingency compensation provisions that do not exceed \$41,928 per year for the term of the Agreement; and
6. Authorize the Purchasing Agent to issue Purchase Orders to Trane U.S. Inc. for services provided they do not exceed the Board approved amount of the Professional Service Agreement.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 174,700	\$ 419,279	\$ 2,690,374	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% - Facilities Management Department Budget Fund 47210			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2025/26 – 2032/33	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Trane U.S. Inc. (Trane) is vital to ensuring the reliability, performance, and longevity of the facility's chiller systems and the availability of critical replacement parts. Trane is the original equipment manufacturer and only service provider with full access to factory training, engineering resources, and complete software tools for many chiller units. Trane offers unmatched, factory-backed expertise supported by a highly experienced local service team familiar with complex chiller operations. Their automated scheduling, detailed issue-tracking process, and proactive maintenance approach help prevent equipment failures, reduce operational downtime, and maintain optimal cooling capacity.

Trane also provides comprehensive parts, support, including expert guidance on critical parts inventories, lead-time analysis, and risk-based stocking recommendations to ensure that essential chiller components are available when needed. This minimizes delays caused by hard-to-source or made-to-order parts and strengthens overall system reliability.

Additionally, Trane enhances onsite capabilities through industry-leading technician training and supports long-term planning with robust asset management tools. Their cooling contingency planning further ensures rapid response options in the event of a major chiller failure. Together,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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these services make Trane the most qualified vendor to deliver dependable chiller preventative maintenance and parts support.

The approval of the PSA with Trane has no direct effect anticipated other than the continued operation of the existing County chillers. The implementation of the agreement would not alter the existing development footprint of any facilities or result in an increase in capacity; and is limited to providing preventative maintenance on existing chillers to keep the equipment fully operational, without significant downtime. Therefore, the PSA is exempt as the application meets the scope and intent of the Class 1 Existing Facilities Categorical Exemption identified in Section 15301 and Section 15061(b)(3) "Common-Sense" Exemption. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

**Impact on Citizens and Businesses**

Reliable chiller systems are critical for maintaining safe, comfortable, and operational public facilities. Proper preventative maintenance and timely access to parts help prevent equipment downtime, ensuring uninterrupted services for citizens and smooth operations for business. This supports public comfort, safety, and productivity while minimizing the risk of costly disruptions.

**Contract History and Price Reasonableness**

The County of Riverside Purchasing department on behalf of Facilities Management was able to secure favorable pricing for Chiller Preventative Maintenance Services with Trane by piggybacking OMNIA Contract #3341 with Racine County, WI. IFP # RC2022-1001 for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services was posted on June 15, 2022, June 16, 2022, June 17, 2022, June 21, 2022, and June 22, 2022, in various newspapers across the United States.

On September 1, 2022, Racine County, WI entered into an agreement with Trane U.S. Inc., Contract #3341, for a National Cooperative Agreement to be Administered by OMNIA Partners for the period of September 1, 2022, through August 31, 2027, with the option to renew for an additional five (5) years from September 1, 2027, through August 31, 2032. The decision was made to leverage County resources and piggyback the current contract to expedite implementation while maintaining service levels at County facilities. Trane U.S. Inc. has demonstrated the ability to meet the needs of the County of Riverside for all locations.

Attachments:

- Professional Service Agreement Trane U.S. Inc.
- Notice of Exemption for Trane U.S. Inc.

VY:MM:SP:ac

  
Melissa Curtis, Deputy Director of Purchasing and Fleet 1/12/2026

  
Aaron Gettis, Chief Deputy County Counsel 1/20/2026

**PROFESSIONAL SERVICE AGREEMENT**

**for**

**CHILLER PREVENTATIVE MAINTENANCE AND PARTS**

**between**

**COUNTY OF RIVERSIDE**

**and**

**TRANE U.S. INC.**



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This Agreement, made and entered into by and between TRANE U.S. INC., a Delaware Corporation, (herein referred to as "CONTRACTOR"), and the COUNTY OF RIVERSIDE, on behalf of its Facilities Management Department a political subdivision of the State of California, (herein referred to as "COUNTY").

**RECITALS**

WHEREAS, CONTRACTOR entered into that certain OMNIA Contract Agreement #3341 on or about September 1, 2022 to furnish certain goods and services described therein with an initial term through August 31, 2027 with full renewal of one (1) additional five (5) year term per the Project Manual (herein referred to as the "OMNIA Contract"); and

WHEREAS, the OMNIA Contract was the product of a competitive bid process, which satisfies the COUNTY's competitive bidding requirements; and

WHEREAS, pursuant to Exhibit A of the OMNIA Contract, CONTRACTOR agreed the cooperative contract was available and open to public entities across the United States; and

WHEREAS, COUNTY is an agency registered with OMNIA; and

WHEREAS, COUNTY desires to have the CONTRACTOR furnish the same goods and/or services set forth in the OMNIA Contract and Exhibit A of this Agreement to COUNTY at the prices set forth in the OMNIA Contract and Exhibit B of this Agreement.

NOW THEREFORE, the parties agree as follows:

**1. Description of Services**

**1.1** COUNTY and CONTRACTOR agree the above recitals are true and correct and are incorporated herein by reference. The terms, conditions, and requirements of the Racine County Contract are incorporated herein by reference. In the event there is a conflict between the terms, conditions, and requirements of this Agreement and the terms, conditions, and requirements of the Racine County Contract, the terms, conditions, and requirements of this Agreement shall prevail. CONTRACTOR shall provide all services as outlined and specified in Exhibit A, Scope of Services, at the prices stated in Exhibit B, Payment Provisions, to the Agreement.

**1.2** CONTRACTOR represents that it has the skills, experience, and knowledge necessary to perform under this Agreement and the COUNTY relies upon this representation. CONTRACTOR shall perform to the satisfaction of the COUNTY and in conformance to and consistent with the highest standards of firms/professionals in the same discipline in the State of California.

**1.3** CONTRACTOR affirms this it is fully apprised of all of the work to be performed under this Agreement; and the CONTRACTOR agrees it can properly perform this work at the prices stated in Exhibit B. CONTRACTOR is not to perform services or provide products outside of the Agreement.

**1.4** Acceptance by the COUNTY of the CONTRACTOR's performance under this Agreement does not operate as a release of CONTRACTOR's responsibility for full compliance with the terms of this Agreement.

**2. Period of Performance**

**2.1** This Agreement shall be effective upon signature of this Agreement by both parties and continues in effect through August 31, 2027, with full renewal of one (1) additional five (5) year term per the Project Manual, Riverside County shall exercise renewal options by issuance and delivery to CONTRACTOR of a written notice to renew. CONTRACTOR shall commence performance upon signature of this Agreement by both parties and shall diligently and continuously perform thereafter with a completion date of August 31, 2027. The Riverside County Board of Supervisors is the only authority that may obligate the County for a multi-year agreement.

**3. Compensation**

**3.1** The COUNTY shall pay the CONTRACTOR for services performed, products provided and expenses incurred in accordance with the terms of Exhibit B, Payment Provisions. Maximum payments by COUNTY to CONTRACTOR shall not exceed two-hundred and nineteen thousand two-hundred and seventy-nine dollars (\$219,279) annually for preventative maintenance and up to two-hundred thousand dollars (\$200,000) annually for goods for a total maximum aggregate of four-hundred and nineteen thousand two-hundred and seventy-nine dollars (\$419,279) as defined in the period of performance, including all expenses. The COUNTY is not responsible for any fees or costs incurred above or beyond the contracted amount and shall have no obligation to purchase any specified amount of services or products. To order services or products, COUNTY shall issue a Purchase Order to CONTRACTOR specifying the amount of services or products. CONTRACTOR shall not perform services or provide products unless it has received a Purchase Order signed by an authorized representative of COUNTY. Unless otherwise specifically stated in Exhibit B, COUNTY shall not be responsible for payment of any of CONTRACTOR's expenses related to this Agreement.

**3.2** No price increases will be permitted during the first year of this Agreement (If applicable). All price decreases (for example, if CONTRACTOR offers lower prices to another governmental entity) will automatically be extended to the COUNTY. The COUNTY requires written proof satisfactory to COUNTY of cost increases prior to any approved price adjustment. After the first year of the award, a minimum of 30-days advance notice in writing is required to request an annual increase to be considered and approved by COUNTY. Frequency of increase amount(s) shall not exceed more than one (1) request within each annual term of the Agreement. No retroactive price adjustments will be considered. Any price increases must be stated in a written amendment to this Agreement. The net dollar amount of profit will remain firm during the period of the Agreement. Annual increases shall not exceed the Consumer Price Index- All Items - Riverside-San Bernardino-Ontario CA and be subject to satisfactory performance review by the COUNTY and approved (if needed) for budget funding by the Board of Supervisors. Annual CPI increase will be

calculated using the over-the-year percentage change most recent month/year data posted prior to the date of the annual increase written request and as provided by the U.S. Bureau of Labor Statistics.

**3.3** A Purchase Order (PO) will be issued by an authorized buyer for the service requested and/or goods ordering as it pertains to this Agreement. The PO will include, at minimum, line-item description, quantity, price, unit of measure, total purchase request, applicable taxes, Agreement reference as well as appropriate department information for scheduling and/or delivery.

**3.4** CONTRACTOR shall be paid only in accordance with an invoice submitted to COUNTY by CONTRACTOR within fifteen (15) days from the last day of each calendar month, and COUNTY shall pay the invoice within thirty (30) working days from the date of receipt of the invoice. Payment shall be made to CONTRACTOR only after services have been rendered or delivery of materials or products, and acceptance has been made by COUNTY. Prepare invoices in duplicate. For this Agreement, send the original and duplicate copies of invoices to:

FACILITIES MANAGEMENT

3450 14<sup>th</sup> Street STE 200

Riverside, CA 92501

Electronic Invoices: FM-Invoices@rivco.org

- a) Each invoice shall contain a minimum of the following information: invoice number and date; remittance address; bill-to and ship-to addresses of ordering department/division; Agreement number (FMARC-03100-001-08/27); quantities; item descriptions, unit prices, extensions, sales/use tax if applicable, and an invoice total.
- b) Invoices shall be rendered in arrears.

**3.5** The COUNTY obligation for payment of this Agreement beyond the current fiscal year end is contingent upon and limited by the availability of COUNTY funding from which payment can be made, and invoices shall be rendered in arrears. In the State of California, Government agencies are not allowed to pay excess interest and late charges, per Government Codes, Section 926.10. No legal liability on the part of the COUNTY shall arise for payment beyond June 30 of each calendar year unless funds are made available for such payment. In the event that such funds are not forthcoming for any reason, COUNTY shall immediately notify CONTRACTOR in writing; and this Agreement shall be deemed terminated, have no further force, and effect.

#### **4. Alteration or Changes to the Agreement**

**4.1** The Board of Supervisors and the COUNTY Purchasing Agent and/or his/her designee are the only authorized COUNTY representatives who may at any time, by written order, alter this Agreement unless otherwise directed by the COUNTY Board of Supervisors. If any such alteration causes an increase or decrease in the cost of, or the time required for the performance under this Agreement, an equitable adjustment shall be

made in the Agreement price or delivery schedule, or both, and the Agreement shall be modified by written amendment accordingly.

**4.2** Any claim by the CONTRACTOR for additional payment related to this Agreement shall be made in writing by the CONTRACTOR within 30 days of when the CONTRACTOR has or should have notice of any actual or claimed change in the work, which results in additional and unanticipated cost to the CONTRACTOR. If the COUNTY Purchasing Agent decides that the facts provide sufficient justification, may authorize additional payment to the CONTRACTOR pursuant to the claim. Nothing in this section shall excuse the CONTRACTOR from proceeding with performance of the Agreement even if there has been a change.

**5. Termination**

**5.1.** COUNTY may terminate this Agreement without cause upon 30 days written notice served upon the CONTRACTOR stating the extent and effective date of termination.

**5.2** COUNTY may, upon five (5) days written notice terminate this Agreement for CONTRACTOR's default, if CONTRACTOR refuses or fails to comply with the terms of this Agreement or fails to make progress that may endanger performance and does not immediately cure such failure. In the event of such termination, the COUNTY may proceed with the work in any manner deemed proper by COUNTY.

**5.3** After receipt of the notice of termination, CONTRACTOR shall:

- (a) Stop all work under this Agreement on the date specified in the notice of termination; and
- (b) Transfer to COUNTY and deliver in the manner as directed by COUNTY any materials, reports or other products, which, if the Agreement had been completed or continued, would have been required to be furnished to COUNTY.

**5.4** After termination, COUNTY shall make payment only for CONTRACTOR's performance up to the date of termination in accordance with this Agreement.

**5.5** CONTRACTOR's rights under this Agreement shall terminate (except for fees accrued prior to the date of termination) upon dishonesty or a willful or material breach of this Agreement by CONTRACTOR; or in the event of CONTRACTOR's unwillingness or inability for any reason whatsoever to perform the terms of this Agreement. In such event, CONTRACTOR shall not be entitled to any further compensation under this Agreement.

**5.6** If the Agreement is federally or State funded, CONTRACTOR cannot be debarred from the System for Award Management (SAM). CONTRACTOR must notify the COUNTY immediately of a debarment. CONTRACTOR to reference: System for Award Management (SAM) at <https://www.sam.gov> for Central Contractor Registry (CCR), Federal Agency Registration (Fedreg), Online Representations and Certifications Application, and Excluded Parties List System (EPLS)). Excluded Parties Listing System (EPLS)

(<http://www.epls.gov>) (Executive Order 12549, 7 CFR Part 3017, 45 CFR Part 76, and 44 CFR Part 17). The System for Award Management (SAM) is the Official U.S. Government system that consolidated the capabilities of CCR/FedReg, ORCA, and EPLS.

5.7 The rights and remedies of COUNTY provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or this Agreement.

**6. Ownership/Use of Contract Materials and Products**

The CONTRACTOR agrees that all materials, reports or products in any form, including electronic, created by CONTRACTOR for which CONTRACTOR has been compensated by COUNTY pursuant to this Agreement shall be the sole property of the COUNTY. The material, reports or products may be used by the COUNTY for any purpose COUNTY deems to be appropriate, including, but not limit to, duplication and/or distribution within the COUNTY or to third parties. CONTRACTOR agrees not to release or circulate in whole or part such materials, reports, or products without prior written authorization of the COUNTY.

**7. Conduct of Contractor**

7.1 The CONTRACTOR covenants that it presently has no interest, including, but not limited to, other projects or contracts, and shall not acquire any such interest, direct or indirect, which would conflict in any manner or degree with CONTRACTOR's performance under this Agreement. The CONTRACTOR further covenants that no person or subcontractor having any such interest shall be employed or retained by CONTRACTOR under this Agreement. The CONTRACTOR agrees to inform the COUNTY of all the CONTRACTOR's interests, if any, which are or may be perceived as incompatible with the COUNTY's interests.

7.2 The CONTRACTOR shall not, under circumstances which could be interpreted as an attempt to influence the recipient in the conduct of his/her duties, accept any gratuity or special favor from individuals or firms with whom the CONTRACTOR is doing business or proposing to do business, in accomplishing the work under this Agreement.

7.3 The CONTRACTOR or its employees shall not offer gifts, gratuity, favors, and entertainment directly or indirectly to COUNTY employees.

**8. Inspection of Service; Quality Control/Assurance**

8.1 All performance (which includes services, workmanship, materials, supplies and equipment furnished or utilized in the performance of this Agreement) shall be subject to inspection and test by the COUNTY or other regulatory agencies at all times. The CONTRACTOR shall provide adequate cooperation to any inspector or other COUNTY representative to permit him/her to determine the CONTRACTOR's conformity with the terms of this Agreement. If any services performed or products provided by CONTRACTOR are not in conformance with the terms of this Agreement, the COUNTY shall have the right to require the CONTRACTOR to perform

the services or provide the products in conformance with the terms of the Agreement at no additional cost to the COUNTY. When the services to be performed or the products to be provided are of such nature that the difference cannot be corrected; the COUNTY shall have the right to: (1) require the CONTRACTOR immediately to take all necessary steps to ensure future performance in conformity with the terms of the Agreement; and/or (2) reduce the Agreement price to reflect the reduced value of the services performed or products provided. The COUNTY may also terminate this Agreement for default and charge to CONTRACTOR any costs incurred by the COUNTY because of the CONTRACTOR's failure to perform.

**8.2** CONTRACTOR shall establish adequate procedures for self-monitoring and quality control and assurance to ensure proper performance under this Agreement; and shall permit a COUNTY representative or other regulatory official to monitor, assess, or evaluate CONTRACTOR's performance under this Agreement at any time, upon reasonable notice to the CONTRACTOR.

**9. Independent Contractor/Employment Eligibility**

**9.1** The CONTRACTOR is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee of the COUNTY. It is expressly understood and agreed that the CONTRACTOR (including its employees, agents, and subcontractors) shall in no event be entitled to any benefits to which COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and CONTRACTOR shall hold COUNTY harmless from any and all claims that may be made against COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the parties that CONTRACTOR in the performance of this Agreement is subject to the control or direction of COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

**9.2** CONTRACTOR warrants that it shall make its best effort to comply with all federal and state statutes and regulations regarding the employment of aliens and others and to ensure that employees performing work under this Agreement meet the citizenship or alien status requirement set forth in federal statutes and regulations. CONTRACTOR shall obtain, from all employees performing work hereunder, all verification and other documentation of employment eligibility status required by federal or state statutes and regulations including, but not limited to, the Immigration Reform and Control Act of 1986, 8 U.S.C. §1324 et seq., as they currently exist and as they may be hereafter amended. CONTRACTOR shall retain all such documentation for all covered employees, for the period prescribed by the law.

**9.3** Ineligible Person shall be any individual or entity who: Is currently excluded, suspended, debarred or otherwise ineligible to participate in the federal health care programs; or has been convicted of a criminal

offense related to the provision of health care items or services and has not been reinstated in the federal health care programs after a period of exclusion, suspension, debarment, or ineligibility.

**9.4** CONTRACTOR shall screen prospective Covered Individuals prior to hire or engagement. CONTRACTOR shall not hire or engage any Ineligible Person to provide services directly relative to this Agreement. CONTRACTOR shall screen all current Covered Individuals within sixty (60) days of execution of this Agreement to ensure that they have not become Ineligible Persons unless CONTRACTOR has performed such screening on same Covered Individuals under a separate agreement with COUNTY within the past six (6) months. Covered Individuals shall be required to disclose to CONTRACTOR immediately any debarment, exclusion or other event that makes the Covered Individual an Ineligible Person. CONTRACTOR shall notify COUNTY within five (5) business days after it becomes aware if a Covered Individual providing services directly relative to this Agreement becomes debarred, excluded or otherwise becomes an Ineligible Person.

**9.5** CONTRACTOR acknowledges that Ineligible Persons are precluded from providing federal and state funded health care services by contract with COUNTY in the event that they are currently sanctioned or excluded by a federal or state law enforcement regulatory or licensing agency. If CONTRACTOR becomes aware that a Covered Individual has become an Ineligible Person, CONTRACTOR shall remove such individual from responsibility for, or involvement with, COUNTY business operations related to this Agreement.

**9.6** CONTRACTOR shall notify COUNTY within five (5) business days if a Covered Individual or entity is currently excluded, suspended or debarred, or is identified as such after being sanction screened. Such individual or entity shall be promptly removed from participating in any activity associated with this Agreement.

**10. Subcontract for Work or Services**

No contract shall be made by the CONTRACTOR with any other party for furnishing any of the work or services under this Agreement without the prior written approval of the COUNTY; but this provision shall not require the approval of contracts of employment between the CONTRACTOR and personnel assigned under this Agreement, or for parties named in the proposal and agreed to under this Agreement.

**11. Disputes**

**11.1** The parties shall attempt to resolve any disputes amicably at the working level. If that is not successful, the dispute shall be referred to the senior management of the parties. Any dispute relating to this Agreement, which is not resolved by the parties, shall be decided by the COUNTY's Purchasing Department's Compliance Contract Officer who shall furnish the decision in writing. The decision of the COUNTY's Compliance Contract Officer shall be final and conclusive unless determined by a court of competent jurisdiction

to have been fraudulent, capricious, arbitrary, or so grossly erroneous to imply bad faith. The CONTRACTOR shall proceed diligently with the performance of this Agreement pending the resolution of a dispute..

**11.2** Prior to the filing of any legal action related to this Agreement, the parties shall be obligated to attend a mediation session in Riverside County before a neutral third-party mediator. A second mediation session shall be required if the first session is not successful. The parties shall share the cost of the mediations.

**12. Licensing and Permits**

CONTRACTOR shall comply with all State or other licensing requirements, including but not limited to the provisions of Chapter 9 of Division 3 of the Business and Professions Code. All licensing requirements shall be met at the time proposals are submitted to the COUNTY. CONTRACTOR warrants that it has all necessary permits, approvals, certificates, waivers and exemptions necessary for performance of this Agreement as required by the laws and regulations of the United States, the State of California, the County of Riverside and all other governmental agencies with jurisdiction, and shall maintain these throughout the term of this Agreement.

**13. Use By Other Political Entities**

The CONTRACTOR agrees to extend the same pricing, terms, and conditions as stated in this Agreement to each and every political entity, special district, and related non-profit entity in Riverside County. It is understood that other entities shall make purchases in their own name, make direct payment, and be liable directly to the CONTRACTOR; and COUNTY shall in no way be responsible to CONTRACTOR for other entities' purchases.

**14. Non-Discrimination**

CONTRACTOR shall not be discriminate in the provision of services, allocation of benefits, accommodation in facilities, or employment of personnel on the basis of ethnic group identification, race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status or sex in the performance of this Agreement; and, to the extent they shall be found to be applicable hereto, shall comply with the provisions of the California Fair Employment and Housing Act (Gov. Code 12900 et. seq), the Federal Civil Rights Act of 1964 (P.L. 88-352), the Americans with Disabilities Act of 1990 (42 U.S.C. S1210 et seq.) and all other applicable laws or regulations.

**15. Records and Documents**

CONTRACTOR shall make available, upon written request by any duly authorized Federal, State, or COUNTY agency, a copy of this Agreement and such books, documents and records as are necessary to certify the nature and extent of the CONTRACTOR's costs related to this Agreement. All such books, documents and records shall be maintained by CONTRACTOR for at least five years following termination of this Agreement

and be available for audit by the COUNTY. CONTRACTOR shall provide to the COUNTY reports and information related to this Agreement as requested by COUNTY.

**16. Confidentiality**

**16.1** The CONTRACTOR shall not use for personal gain or make other improper use of privileged or confidential information which is acquired in connection with this Agreement. The term “privileged or confidential information” includes but is not limited to: unpublished or sensitive technological or scientific information; medical, personnel, or security records; anticipated material requirements or pricing/purchasing actions; COUNTY information or data which is not subject to public disclosure; COUNTY operational procedures; and knowledge of selection of contractors, subcontractors or suppliers in advance of official announcement.

**16.2** The CONTRACTOR shall protect from unauthorized disclosure names and other identifying information concerning persons receiving services pursuant to this Agreement, except for general statistical information not identifying any person. The CONTRACTOR shall not use such information for any purpose other than carrying out the CONTRACTOR’s obligations under this Agreement. The CONTRACTOR shall promptly transmit to the COUNTY all third party requests for disclosure of such information. The CONTRACTOR shall not disclose, except as otherwise specifically permitted by this Agreement or authorized in advance in writing by the COUNTY, any such information to anyone other than the COUNTY. For purposes of this paragraph, identity shall include, but not be limited to, name, identifying number, symbol, or other identifying particulars assigned to the individual, such as finger or voice print or a photograph.

**17. Administration/Contract Liaison**

The COUNTY Purchasing Agent, or designee, shall administer this Agreement on behalf of the COUNTY. The Purchasing Department is to serve as the liaison with CONTRACTOR in connection with this Agreement.

**18. Notices**

All correspondence and notices required or contemplated by this Agreement shall be delivered to the respective parties at the addresses set forth below and are deemed submitted two days after their deposit in the United States mail, postage prepaid:

**COUNTY OF RIVERSIDE**

Facilities Management  
Deputy Director Maintenance  
3450 14<sup>th</sup> Street STE 200  
Riverside, CA 92501

**CONTRACTOR**

Jack Ladwig  
3253 E Imperial Hwy  
Brea, CA 92821

**19. Force Majeure**

If either party is unable to comply with any provision of this Agreement due to causes beyond its reasonable control, and which could not have been reasonably anticipated, such as acts of God, acts of war, civil disorders, or other similar acts, such party shall not be held liable for such failure to comply.

**20. EDD Reporting Requirements**

In order to comply with child support enforcement requirements of the State of California, the COUNTY may be required to submit a Report of Independent Contractor(s) form DE 542 to the Employment Development Department. The CONTRACTOR agrees to furnish the required data and certifications to the COUNTY within 10 days of notification of award of Agreement when required by the EDD. This data will be transmitted to governmental agencies charged with the establishment and enforcement of child support orders. Failure of the CONTRACTOR to timely submit the data and/or certificates required may result in the contract being awarded to another contractor. In the event a contract has been issued, failure of the CONTRACTOR to comply with all federal and state reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignments Orders and Notices of Assignment shall constitute a material breach of Agreement. If CONTRACTOR has any questions concerning this reporting requirement, please call (916) 657-0529. CONTRACTOR should also contact its local Employment Tax Customer Service Office listed in the telephone directory in the State Government section under "Employment Development Department" or access their Internet site at [www.edd.ca.gov](http://www.edd.ca.gov).

**21. Hold Harmless/Indemnification**

**21.1** CONTRACTOR shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability whatsoever, based or asserted upon any services of CONTRACTOR, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of CONTRACTOR, its officers, employees, subcontractors, agents or representatives Indemnitors from this Agreement. CONTRACTOR shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

**21.2** With respect to any action or claim subject to indemnification herein by CONTRACTOR, CONTRACTOR shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided,

however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONTRACTOR'S indemnification to Indemnitees as set forth herein.

**21.3** CONTRACTOR'S obligation hereunder shall be satisfied when CONTRACTOR has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.

**21.4** The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

**21.5** In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the CONTRACTOR from indemnifying the Indemnitees to the fullest extent allowed by law.

**21.6** The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

**22. Insurance**

**22.1** Without limiting or diminishing the CONTRACTOR'S obligation to indemnify or hold the COUNTY harmless, CONTRACTOR shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insureds.

**A. Workers' Compensation:**

If the CONTRACTOR has employees as defined by the State of California, the CONTRACTOR shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of The County of Riverside. Policy shall name the COUNTY as Additional Insureds.

**B. Commercial General Liability:**

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of CONTRACTOR'S performance of its obligations hereunder. Policy shall name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it

shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY as Additional Insureds.

**C. Vehicle Liability:**

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then CONTRACTOR shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY as Additional Insureds.

**D. General Insurance Provisions - All lines:**

1.

Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the COUNTY Risk Manager. If the COUNTY's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

2) The CONTRACTOR must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the COUNTY Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the COUNTY's Risk Manager, CONTRACTOR's carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

3) CONTRACTOR shall cause CONTRACTOR's insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the COUNTY Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance

required herein is in full force and effect. CONTRACTOR shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier shall sign the original endorsements for each policy and the Certificate of Insurance.

4) It is understood and agreed to by the parties hereto that the CONTRACTOR's insurance shall be construed as primary insurance, and the COUNTY's insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

5) If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of work; or, the term of this Agreement, including any extensions thereof, exceeds five (5) years; the COUNTY reserves the right to adjust the types of insurance and the monetary limits of liability required under this Agreement, if in the COUNTY Risk Manager's reasonable judgment, the amount or type of insurance carried by the CONTRACTOR has become inadequate.

6) CONTRACTOR shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

7) The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

8) CONTRACTOR agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement

**23. General**

**23.1** CONTRACTOR shall not delegate or assign any interest in this Agreement, whether by operation of law or otherwise, without the prior written consent of COUNTY. Any attempt to delegate or assign any interest herein shall be deemed void and of no force or effect.

**23.2** Any waiver by COUNTY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this Agreement. Failure on the part of COUNTY to require exact, full, and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms or preventing COUNTY from enforcement of the terms of this Agreement.

**23.3** In the event the CONTRACTOR receives payment under this Agreement, which is later disallowed by COUNTY for nonconformance with the terms of the Agreement, the CONTRACTOR shall

promptly refund the disallowed amount to the COUNTY on request; or at its option the COUNTY may offset the amount disallowed from any payment due to the CONTRACTOR.

**23.4** CONTRACTOR shall not provide partial delivery or shipment of services or products unless specifically stated in the Agreement.

**23.5** CONTRACTOR shall not provide any services or products subject to any chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by a third party. The CONTRACTOR warrants that it has good title to all materials or products used by CONTRACTOR or provided to COUNTY pursuant to this Agreement, free from all liens, claims, or encumbrances.

**23.6** Nothing in this Agreement shall prohibit the COUNTY from acquiring the same type or equivalent equipment, products, materials or services from other sources, when deemed by the COUNTY to be in its best interest. The COUNTY reserves the right to purchase more or less than the quantities specified in this Agreement.

**23.7** The COUNTY agrees to cooperate with the CONTRACTOR in the CONTRACTOR's performance under this Agreement, including, if stated in the Agreement, providing the CONTRACTOR with reasonable facilities and timely access to COUNTY data, information, and personnel.

**23.8** CONTRACTOR shall comply with all applicable Federal, State and local laws and regulations. CONTRACTOR will comply with all applicable COUNTY policies and procedures. In the event that there is a conflict between the various laws or regulations that may apply, the CONTRACTOR shall comply with the more restrictive law or regulation.

**23.9** CONTRACTOR shall comply with all air pollution control, water pollution, safety and health ordinances, statutes, or regulations, which apply to performance under this Agreement.

**23.10** CONTRACTOR shall comply with all requirements of the Occupational Safety and Health Administration (OSHA) standards and codes as set forth by the U.S. Department of Labor and the State of California (Cal/OSHA).

**23.11** This Agreement shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in Riverside, California, and the parties waive any provision of law providing for a change of venue to another location. In the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

**23.12** This Agreement, and/or any subsequent amendment(s), may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party of this Amendment agrees to the use of electronic signatures, such as digital signatures that meet the

requirements of the California Uniform Electronic Transactions Act (“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Amendment. The parties further agree that the electronic signatures of the parties included in this Amendment are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

**23.13** This Agreement, including any attachments or exhibits, constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. This Agreement may be changed or modified only by a written amendment signed by authorized representatives of both parties.

[Signature Page to Follow]

COUNTY OF RIVERSIDE, a political  
subdivision of the State of California

By: Karen S. Spiegel  
Karen Spiegel, Chair  
Board of Supervisors

Dated: JAN 27 2026

ATTEST:  
Kimberly Rector  
Clerk of the Board

By: [Signature]  
Deputy

APPROVED AS TO FORM:  
Minh C. Tran  
County Counsel

By: [Signature]  
Ryan Yabko  
Deputy County Counsel

TRANE U.S. INC., a Delaware Corporation

By: Reid McKinnon  
Name: Reid McKinnon  
Title: Los Angeles General Manager

Dated: 01/15/2026

By: Johnny Brown  
Name: Johnny Brown  
Title: Pacific Southwest Regional Manager

Dated: 01/16/2026

**EXHIBIT A**  
**SCOPE OF WORK**

**1. SITE ENTRY**

1. Before entering and on departure of a site, contractor personnel are to report in by calling during regular business hours. Regular business hours are Monday through Friday, 7:00 AM to 4:30PM. The number to call will be disclosed after signature of contract.
2. Due to security requirements of specific locations within the locations list, the contractor will be given additional entry procedures upon execution of agreement.
3. Contractor will provide via email the County personnel that answer the service request with the following information: company's name, technician's name, telephone numbers where both the technician and company may be reached, and the site at which they are currently located to perform service, and the service they are performing (maintenance or repair). County personnel may have additional requirements to the information above and that will be provided to Contractor prior to start of service.

**2. WASTE DISPOSAL**

1. Contractor shall be solely responsible for disposal of all hazardous materials. These include, but are not limited to: oil, antifreeze, or any other hazardous materials associated with the Chiller systems wet cell batteries, etc. Disposal must meet all State and Federal guidelines and regulations, and Contractor shall provide documentation of proper disposal upon request by County.

**3. CONTRACTOR RESPONSIBILITIES**

1. Provide emergency repair service availability 24 hours a day, 7 days a week, 365 days per year.
2. Contractor shall provide an approved schedule of as needed maintenance to the Facilities Management Maintenance Division or assigned designee prior to commencing services.
3. Contractor shall accomplish all scheduled repairs during the regular business hours Monday through Friday, between the hours of 7:00 AM and 4:30PM.
4. Contractor will furnish the necessary labor, materials, and equipment to maintain the equipment in good operating condition in accordance with the specifications within section 4 and equipment's manufacturer operational manuals. The maintenance rate must be all inclusive in the proposed cost. For sites located in severe weather conditions (such as the desert locations) maintenance may be required more frequently.
5. Contractor shall have sufficient staffing to respond to concurrent issues throughout the County as services may be needed at one site at the same time as scheduled maintenance is taking place at a different location.

6. Contractor shall maintain a current, valid California contractor's license (CSLB), classification C-20 Warm-Air Heating, Ventilating, and Air-Conditioning. Contractor shall pay their employees the general prevailing rate of pay for each craft or type of workman or mechanic needed in any agreement resulting from this agreement.
7. Work area must be cleaned and must be put back together upon completion of services
8. Contractor staff utilizing County facilities shall be courteous to the public and County staff. Contractor staff shall direct all communication and inquiries to County Personnel.

#### 4. PREVENTATIVE MAINTENANCE

##### Centrifugal Chillers

1. Comprehensive Annual Maintenance
  - a. Report in with the Customer Representative.
  - b. Record and report abnormal conditions, measurements taken, etc.
  - c. Review customer logs with customer for operational problems and trends.
2. General Assembly
  - a. Inspect for leaks and report leak results.
    - i. The refrigerant should be correct before starting the leak check. To prevent unnecessary venting of refrigerant, EPA-recommended methods (e.g. hot water and/or electric blankets) must be used to pressurize the vessels.
    - ii. In order to use EPA-recommended methods, certain conditions must be met:
      1. The isolation valves on the chilled water and condenser water lines must shut off the circulation completely.
      2. The temperature of the equipment room should be 70°F or higher.
      3. Access connections to the condenser water and chilled water circuits must be provided (customer's responsibility).
  - b. If these conditions cannot be met, the refrigerant must be removed and the vessel pressurized, using dry nitrogen and a trace gas. This additional procedure is outside the scope of this agreement.
  - c. Repair minor leaks as required (e.g., valve packing, flare nuts).
  - d. Check vanes for free and smooth operation.
  - e. Check mechanical linkages for wear.
  - f. Review Trane Techview / Kestrel View diagnostic report
3. Condenser Tube Brushing & Eddy Current Testing
  - a. Isolate the condenser water side of the chiller and drain water (condenser isolation valves must hold)
  - b. Drop the condenser heads
  - c. Inspect tubes, check for scaling.
  - d. Brush all condenser tubes
  - e. **Optional** - Eddy current test all condenser tubes (every third year)
  - f. Replace condenser head gasket with new OEM Trane part

- g. Open isolation valves and fill chiller with water
4. **Optional** - Evaporator Tube Brushing & Eddy Current Testing (every fifth year)
    - a. Isolate the condenser water side of the chiller and drain water (condenser isolation valves must hold)
    - b. Drop the condenser heads
    - c. Inspect tubes, check for scaling.
    - d. Brush all evaporator tubes
    - e. Eddy current test all condenser tubes
    - f. Replace condenser head gasket with new OEM Trane part
    - g. Open isolation valves and fill chiller with water
  5. Purge
    - a. Check purge unit controls for proper operation.
    - b. Check and clean purge drum as required.
    - c. Clean the condenser coil.
    - d. Clean strainers or replace filters as required.
    - e. Check the purge compressor assembly for leaks as required.
    - f. Check the purge unit for proper operation.
  6. Controls and Safeties
    - a. Verify all settings in the electronic control panel.
    - b. Inspect the control panel for cleanliness.
    - c. Inspect wiring and connections for tightness and signs for overheating and discoloration.
    - d. Verify the operation of the vane control system:
    - e. Verify the working condition of all indicator/alarm lights and LED/LCD displays.
    - f. Verify the operation of the oil sump temperature control device.
    - g. Test low evaporator temperature safety device. Calibrate and record setting.
    - h. Test low oil pressure safety device. Calibrate and record setting.
    - i. Test operation of chilled water pump and condenser water pump starter auxiliary contacts.
  7. Lubrication System
    - a. Factory oil analysis
    - b. Measure and record the oil pump voltage and amperage.
    - c. Verify the operation of the oil heater. Measure amps and compare readings with the watt rating of the heater.
    - d. Change the oil filter.
    - e. Verify the oil level.
  8. Motor and Starter
    - a. Clean the starter and cabinet.
    - b. Inspect wiring and connections for tightness and signs of overheating and discoloration.
    - c. Check condition of the contacts for wear and pitting.
    - d. Check contactors for free and smooth operation.
    - e. Check the mechanical linkages for wear, security, and clearances.
    - f. Check tightness of the motor terminal connections.
    - g. Meg the motor and record reading.

- h. Verify the operation of the electrical interlocks.
9. Operating Inspection (Semi-annual included; **Optional Quarterly**)
- a. Check the general operation of the unit.
  - b. Log the operating temperatures, pressures, voltages, and amperages.
  - c. Techview/Kestrel View Connection
  - d. Run Service Report From Kestrel View
  - e. Check the operation of the purge unit.
  - f. Check the operation of the control circuit.
  - g. Check the operation of the lubrication system.
  - h. Check the operation of the motor and starter.
  - i. Analyze the recorded data. Compare the data to the original design conditions.
  - j. Review operating procedures with operating personnel.
  - k. Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

**Water Cooled Rotary Chillers**

- 1. Comprehensive Annual Inspection
  - a. Report in with the Customer Representative.
  - b. Record and report abnormal conditions, measurements taken, etc.
  - c. Review customer logs with the customer for operational problems and trends.
- 2. General Assembly
  - a. Leak-test the chiller and report the leak check results.
  - b. Repair minor leaks as required (e.g. valve packing, flare nuts).
  - c. Visually inspect condenser tubes for cleanliness.
- 3. Controls and Safeties
  - a. Inspect the control panel for cleanliness.
  - b. Inspect wiring and connections for tightness and signs of overheating and discoloration.
  - c. Verify all settings in the electronic control panel.
  - d. Test the oil pressure safety device. Calibrate and record setting. .
  - e. Test the high motor temperature safety device. Calibrate and record setting.
  - f. Test the operation of the chilled water pump and condenser water pump starter auxiliary contacts.
  - g. Verify the setting of the current control device.
  - h. Test the operation of the optical oil sensor.
- 4. Condenser Tube Brushing & Eddy Current Testing
  - a. Isolate the condenser water side of the chiller and drain water (condenser isolation valves must hold)
  - b. Drop the condenser heads
  - c. Inspect tubes, check for scaling.
  - d. Brush all condenser tubes
  - e. **Optional** - Eddy current test all condenser tubes (every third year)
  - f. Replace condenser head gasket with new OEM Trane part
  - g. Open isolation valves and fill chiller with water

5. **Optional** - Evaporator Tube Brushing & Eddy Current Testing (every fifth year)
  - a. Isolate the condenser water side of the chiller and drain water (condenser isolation valves must hold)
  - b. Drop the condenser heads
  - c. Inspect tubes, check for scaling.
  - d. Brush all evaporator tubes
  - e. Eddy current test all evaporator tubes
  - f. Replace condenser head gasket with new OEM Trane part
  - g. Open isolation valves and fill chiller with water
  
6. Lubrication System
  - a. Pull oil sample for spectroscopic analysis.
  - b. Test the oil for acid content and discoloration. Make recommendations to the customer based on the results of the test.
  - c. Change the oil filter.
  - d. Verify the operation of the oil heater. Measure amps and volts and compare the readings with the watt rating of the heater.
  
7. Motor and Starter
  - a. Clean the starter and cabinet.
  - b. Inspect wiring and connections for tightness and signs of overheating and discoloration.
  - c. Check tightness of motor terminal connections.
  - d. Check condition of the contacts for wear and pitting.
  - e. Check contactors for free and smooth operation.
  - f. Check the mechanical linkages for wear, security and clearances.
  - g. Meg the motor and record readings.
  - h. Verify the operation of the electrical interlocks.
  - i. Measure voltage and record. Voltage should be nominal voltage  $\pm 10\%$ .
  
8. Operating Inspection (Semi-annual included; **Optional Quarterly**)
  - a. Check the general operation of the unit.
  - b. Log the operating temperatures, pressures, voltages, and amperages.
  - c. Check the operation of the control circuit.
  - d. Check the operation of the motor and starter.
  - e. Analyze the recorded data. Compare the data to the original design conditions.
  - f. Review operating procedures with operating personnel.
  - g. Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected

### **Air Cooled Chillers**

1. Comprehensive Annual Inspection
  - a. Report in with the Customer Representative.
  - b. Record and report abnormal conditions, measurements taken, etc.
  - c. Review customer logs with the customer for operational problems and trends.

2. General Assembly
  - a. Inspect for leaks and report leak check result.
  - b. Repair minor leaks as required (e.g. valve packing, flare nuts).
  - c. Check the condenser fans for clearances and free operation.
  - d. Check tightness of condenser fan motor mounting brackets.
  - e. Check the set screws on the fan shafts.
  - f. Visually inspect the condenser coil for cleanliness.
  - g. Verify the performance of the fan control inverter VFD, if applicable.
  - h. Grease bearings as required.
  
3. Controls and Safeties
  - a. Inspect the control panel for cleanliness.
  - b. Inspect wiring and connections for tightness and signs of overheating and discoloration.
  - c. Verify the working condition of all indicator/alarm lights and LED/LCD displays.
  - d. Test oil pressure safety device (as required). Calibrate and record setting.
  - e. Test the operation of the chilled water pump starter auxiliary contacts.
  
4. Lubrication System
  - a. Pull oil sample and obtain Trane chemical lab spectroscopic analysis, report findings (excluded on chillers using scroll compressors).
  - b. Make recommendations to the customer based on the results of the test.
  - c. Verify the operation of the oil heaters.
  
5. Motor and Starter
  - a. Clean the starter cabinet and starter components.
  - b. Inspect wiring and connections for tightness and signs of overheating and discoloration.
  - c. Check the condition of the contacts for wear and pitting.
  - d. Check contactors for free and smooth operation.
  - e. Check all mechanical linkages for wear, security and clearances.
  - f. Verify tightness of the motor terminal connections.
  - g. Meg the motor and record readings.
  - h. Verify the operation of the electrical interlocks.
  - i. Measure voltage and record. Voltage should be nominal voltage  $\pm 10\%$ .
  
6. Operational Inspection (Semi-annual included; **Optional quarterly**)
  - a. Check the general operation of the unit.
  - b. Log the operating temperatures, pressures, voltages, and amperages.
  - c. Check the operation of the control circuit.
  - d. Check the operation of the lubrication system.
  - e. Check the operation of the motor and starter.
  - f. Analyze the recorded data. Compare the data to the original design conditions.
  - g. Review operating procedures with operating personnel.
  - h. Provide a written report of completed work, operation log and indicate any uncorrected deficiencies detected.

**5. ONE-TIME REPAIRS**

1. In the event that necessary repairs are discovered during regular maintenance, Contractor will advise County personnel prior to any work being conducted.
2. CONTRACTOR shall provide the COUNTY with a separate quote of a not to exceed amount for recommended repairs as needed and shall include at minimum, labor, travel, materials and a quote number. The quote will note regular hours, after hours, holiday, weekend and emergency rates (call out fees) for as needed for each repair service.
  1. Regular Hours are defined as: Monday through Friday, between the hours of 7:00 AM and 4:30PM.
  2. After Hours are defined as: 4:30 PM through 7:00 AM.
  3. Weekend Hours are defined as: Any work done on Saturday and Sunday.
  4. Holiday Hours are defined as: Any work done on the County Observed Holidays. See Section 8.
  5. Emergency Service is defined as: An additional fee (if any) for service technician to be on-site within 3 hours of emergency request call.
3. All repairs or projects undertaken pursuant to this Agreement shall be invoiced separately from the compensation set forth herein and shall not be considered included in the contract's compensation amount.
4. The County expressly reserves the right, at its sole discretion, to engage any pre-qualified contractor(s) to perform such repairs or additional work as deemed necessary by the County, notwithstanding any existing agreements or authorizations under this Agreement.
5. The County will notify awarded bidder(s) through written approval if repair quote is accepted. Contractor cannot start any repair work until written approval from County is received.

**6. INVOICE**

1. Contractor shall submit invoices that contain the following information
  - a. Date of Service
  - b. County of Riverside Building Number/Address/purchase order number/Contract ID
  - c. Services that were rendered
  - d. Detailed work report of the equipment serviced
  - e. Recommendations if applicable

**7. COUNTY RESPONSIBILITY**

1. County reserves the right to utilize any executed contract to provide services with no obligation to purchase any specified amount of goods or services
2. Throughout the term of any agreement the County and the contractor will schedule period and/or as needed meetings to determine how services are progressing, discuss any issues or concerns, identify and/or respond to areas needing improvement or changes and work cooperatively to resolve all identified matters.

3. The County reserves the right to enter into an agreement with other bidders for the same or similar services. The County does not guarantee or represent that any contractor will permitted to perform any minimum amount of work or received compensation other than on a per order basis.

**8. LOCATIONS: ADD/DELETE/MODIFY**

1. Throughout the period of performance of this agreement the County retains the right to add and/or delete sites and/or modify the service schedule(s) of sites as it meets the operational requirements of the department. Contractor will be notified of any add/deletions/modifications and updated pricing for added/changed sites will be requested at the time of notification. A thirty (30) day written notice will be given to contractor outlining any modifications needed. All such changes shall be made by written amendment to the Agreement.

**9. COUNTY OBSERVED HOLIDAYS**

HOLIDAY	DAY OBSERVED
* New Year's Day	January 1
Martin Luther King Jr's Birthday	Third Monday in January
*Lincoln's Birthday	February 12
Washington's Birthday	Third Monday in February
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veterans' Day	November 12
*Thanksgiving Day	Fourth Thursday in November
* Following Thanksgiving	Friday following the fourth Thursday in November
*Christmas Day	December 25

**Note:**

- Thanksgiving Day, which shall be the fourth Thursday in November unless otherwise appointed.
- Friday following Thanksgiving Day.
- December 24 and 31 when they fall on Monday.
- December 26 and January 2, when they fall on Friday.
- Friday proceeding January 1, February 12, July 4, November 11 or December 25, when such date falls on Saturday, the Monday following such date when such date falls on a Sunday.

**EXHIBIT B**  
**PAYMENT PROVISIONS**

**1. Site Locations**

<b>Bldg No.</b>	<b>Building Name</b>	<b>Location Address</b>	<b>Region</b>	<b>Cost</b>
CR0403	Corona CAC	515 S. Buena Vista Corona, CA 91720	Western	\$4,598.71
HM0602	Hemet CAC	880 N State Street Hemet CA 92543	Central	\$3,593.24
IN0708	Milestone Desert Sage	82485 Miles Avenue Indio CA 92201	Eastern	\$12,845.88
IN0720	Indio Central Plant	47919 Oasis Street Indio CA 92201	Eastern	\$12,845.88
JV5913	Rubidoux Library	5840 Mission Blvd Riverside CA 92509	Northwestern	\$3,593.24
JV5916	Riverside Animal Shelter	6851 Van Buren Blvd Jurupa Valley CA 92509	Western	\$17,997.48
MU1307	Cois Byrd Central Plant	30755 Auld Road Murrieta CA 92562	Central	\$8,998.74
PD2207	Palm Desert Sheriff Station	73705 Gerald Ford Drive Palm Desert CA 92211	Eastern	\$16,598.61
PG1101	Palm Springs Courthouse	3255 E Tahquitz Canyon Way Palm Springs CA 92262	Eastern	\$13,832.53
PR0808	Perris Coroner	800S Redlands Ave Perris CA 92570	Central	\$3,917.73
RV0901	Historic Courthouse	4050 Main Street Riverside CA 92501	Northwestern	\$8,299.30
RV0905	County Administration Center (CAC)	4080 Lemon Street Riverside CA 92501	Northwestern	\$13,204.98
RV0906	TLMA - Transportation	3525 14th Street Riverside CA 92501	Northwestern	\$5,082.09
RV0908	PSEC	7195 Alessandro Blvd Riverside CA 92506	Northwestern	\$4,598.71
RV0914	Robert Presley Detention Center (RPDC)	4000 Orange Street Riverside CA 92501	Northwestern	\$17,997.48
RV0924	County Farm Central Plant	4090 County Circle Drive Riverside CA 92503	Western	\$35,994.93
RV0944	Riverside Law Library	3535 10th Street Riverside CA 92501	Northwestern	\$4,598.71
RV0958	Purchasing Administration	2980 Washington Street Riverside CA 92504	Northwestern	\$3,917.73
RV1087	YTEC	10000 County Farm Road Riverside CA 92503	Western	\$10,164.18
TR5309	Thermal Sheriffs Central Plant	86655 Airport Boulevard Thermal CA 92274	Eastern	\$16,598.61
<b>Preventative Maintenance Subtotal</b>				<b>\$219,278.75</b>

2. Labor Rates

<b>Labor Classification</b>	<b>Los Angeles, CA</b>	<b>Labor Classification</b>	<b>Los Angeles, CA</b>
Asbestos Worker	\$185.03	Light Equipment Operators	\$202.09
Boilermaker	\$226.43	Metal Building Assembler	\$229.15
Bricklayers; Masons	\$183.55	Millwrights	\$185.47
Carpenter /Case worker	\$183.60	Operating Engineer	\$227.87
Carpet Layers/Floor Installers	\$183.60	Painters/Wall Covering Installers	\$153.37
Concrete Finishers	\$221.13	Pipefitters	\$215.29
Data Comm/Telecom Installer	\$133.77	Plasterers	\$176.92
Delivery personnel	\$150.39	Plumbers	\$215.29
Drywall Installers; Ceiling Installers	\$175.72	Project Manager	\$312.45
Electricians	\$218.57	Project Administrator	\$170.86
Elevator Mechanics	\$224.70	Roofers	\$224.62
Glaziers	\$222.70	Sheet Metal Workers	\$192.07
Heavy Equipment Operators	\$221.13	Sprinkler Fitters	\$193.32
HVAC Commercial A/C technician	\$246.61	Terrazzo Workers	\$166.93
HVAC Light Commercial	\$197.91	Tile Setters	\$176.06
HVAC Helper	\$183.13	Waterproofers/Caulkers	\$183.55
HVAC Field Supervisor	\$246.61	Geothermal Well Field Labor	\$161.92
HVAC Refrigeration technician	\$231.38	Engineering Design	\$301.46
HVAC Duct installer	\$177.54	Energy Engineer	\$301.46
HVAC Filter technician	\$197.91	Project Engineering	\$340.40
HVAC Building Automation technician	\$246.61	Drafting	\$340.40
Insulators	\$185.03	Architectural	\$433.36
Ironworkers	\$215.96	Test & Balance Technician	\$177.54
Laborers	\$172.10	Infrared Technician	\$218.57
Lathers	\$184.46	Water Treatment Technician	\$231.38
		Miscellaneous Material Margin	28.50%

- g. All labor rates are based on prevailing wages defined in Omnia Contract #3341.
- h. All labor rates are based on standard hours 7 a.m. – 4:30p.m
- i. Overtime rates (Afterhours, Saturday) 1.50 X Standard Rates
- j. Overtime rates (Sunday, Holidays) 2.00 X Standard Rates
- k. Per Diem Rates: \$100/Day/Person (when required)
- l. Minimum charge of 2 hours for all overtime work
- m. Rates will be adjusted annually at renewal date based on the following formula:
  - i. Percent field labor adjustment factor change from the previous year (60%)
  - ii. Percent material price index change from the previous year (30%)
  - iii. Percent office and operating expense changes from the previous year (10%)

**3. Parts**

Description	Discount
Trane Parts	12.7%
Aftermarket (non-Trane Parts)	1%
Tools/maintenances/supplies/equipment	8%

**4. Equipment Discount**

Product			Code		Size	Multi.
<b>Refrigeration</b>						
<b>Centrifugal</b>						
			T-347	CVHE STD Delivery Cycle	170-500 Tons	0.4316
				CVHE S Delivery Cycle(List Adj. 1.08)		0.4316
				CVHF STD Delivery Cycle	325-2000 Tons	0.4316
				CVHF S Delivery Cycle(List Adj. 1.08)		0.4316
			T-560	CDHF STD Delivery Cycle	1500-3950 Tons	0.4252
				CDHF S Delivery Cycle (List Adj. 1.08)		0.4316
			T-0047	CVHS STD Delivery Cycle	180-390 Tons	0.4316
			T-747	HDWA STD Delivery Cycle	175-425 Tons	0.4316
<b>Rotary</b>						
			T-153	RTHD STD Delivery Cycle	140-425 Tons	0.4017
				RTHD Packed Stock		0.4179
				RTHD Q Delivery Cycle(List Adj. 1.04)		0.4179
			T-1530	RTHD Made to order with AFD Delivery Cycle		0.4252

			T-154	RTAC STD Delivery cycle	140-500 Tons	0.4161
				RTAC Packed Stock		0.4305
				RTAC Q Delivery Cycle (List Adj. 1.04)		0.4305
			T-895	RTAE STD Delivery cycle	150-300 Tons	0.4179
				RTAE Q Delivery Cycle (List Adj. 1.04)		0.4345
			T-1254	RTAF STD Delivery Cycle.	115 - 500 Tons	0.4305
			T-1307	ACS STD Delivery Cycle	140 - 230 Tons	0.4062
			T-1320	ACR STD Delivery Cycle	150 - 300 Tons	0.4062
			T-1338	ACRB STD Delivery Cycle	150-500 Tons	0.4062
			T-703	RTWD STD Delivery Cycle	80-250	0.4092
				RTWD Packed Stock		0.4179
				RTWD Q Delivery Cycle (List Adj. 1.04)		0.4179
				RTUD STD Delivery Cycle	80-250	0.4179
				RTUD Q Delivery Cycle (List Adj. 1.04)		0.4179
<b>Scroll &amp; Reciprocating</b>						
			T-664	CGAM STD Delivery Cycle	20-165 Tons	0.4046
<b>Modular Chillers</b>						
			T-1460	MWC Thermafit Water-Cooled Modular Chiller		0.4264
				WXM Thermafit Water-to-Water Modular Heat Pump		0.4264

				MWS Thermafit Water-Source Modular Multi-Pipe		0.4264
			T-1461	TACW Water-Cooled Magnetic Bearing Chillers		0.4264
			T-1462	ACM Thermafit Air-Cooled Modular Chiller		0.4264
				AXM Thermafit Air-to-Water Modular Heat Pump		0.4264
				MAS Thermafit Air-Source Modular Multi-Pipe		0.4264
<b>Air Cooled Condensers</b>						
			T-385	CAUJ R-410A STD Delivery Cycle	20-60 Tons	0.3778
				CAUJ R-410A QSQ Exp. Del. Cycle (List Adj. 1.10)		0.4337
			T-386	CAUJ R-410A STD Delivery Cycle	80-120 Tons	0.3778
				CAUJ R-410A QSQ Exp. Del. Cycle (List Adj. 1.10)		0.4337
			T-447	CXRC STD Delivery Cycle		0.3638
			T-286	CTA R-410A STD Delivery Cycle		0.3778
<b>Other</b>						
			T-201	RMWH Refrigerant Monitor STD Delivery		0.4887
			T-208	SCBA Breathing Device STD Delivery		0.4887
			T-222	AFD Retrofit Air Cooled		0.6545
			T-185	AdaptiView Panel Upgrade		0.8204
			T-190	Earthwise Purge STD Delivery		0.6445
			T-114	Wye-Delta Starter STD Delivery		0.4645
				Medium Voltage Starter STD Delivery		0.4645

		T-221	R'Newal		0.6544
<b>Engineered Conversions</b>					
<b>Unitary</b>					
<b>Rooftops</b>	<b>Packaged Cooling</b>				
		T-161	T_C (R-410A, 13 SEER, 3-PH) STD Delivery Cycle	3-10 Tons	0.3862
			T_C (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3862
		T-390	T_C (R-410A 3-PH) STD Delivery Cycle	3-10 Tons	0.3999
			T_C (R-410A 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3999
		T-390	13TC (R-410A, 13 SEER, 3-PH) STD Delivery Cycle	1.5-5 Tons	0.3999
			13TC (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3999
		T-425	13TC (R-410A, 13 SEER, 3-PH) STD Delivery Cycle		0.3820
			13TC (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3820
		T-161	TSD/TSH (R410A, 3PH) STD Delivery Cycle	12.5-25 Tons	0.3894
			TSD/TSH (R410A, 3PH) 5-Day Delivery Cycle(List Adj. 1.05)		0.3894
		T-390	TSD/TSH (R410A, 3PH) STD Delivery Cycle	12.5-25 Tons	0.4094
			TSD/TSH (R410A, 3PH) 5-Day Delivery Cycle(List Adj. 1.05)		0.4094
		T-382	TCD/TCH (R410A, 3PH) STD Delivery Cycle	27.5-50 Tons	0.4147
			TCD/TCH (R410A, 3PH) QSQ Exp. Del. Cycle (List Adj. 1.10)		0.4221
		T-383	S_HF (R410A, 3PH) STD Deliv- ery Cycle	20-75 Tons	0.4200
			S_HF (R410A, 3PH) Exp.Deliv- ery Cycle (List Adj. 1.10)		0.4601
		T-393	S_HG (R410A, 3PH) STD Deliv- ery Cycle	90-130 Tons	0.4305
			S_HG (R410A, 3PH) QSQ Exp. Del. Cycle (List Adj. 1.10)	90-130 Tons	0.4305
		T-504	INTELLIPAK II ROOFTOP	90-150 Tons	0.4326
		T-1281	INTELLIPAK III ROOFTOP		0.4326
		T-1413 (T- 463)	TSD/TSH (R410A, 3PH) STD Delivery Cycle	12.5-25 Tons	0.4263
			TSD/TSH (R410A, 3PH) Exp. Del. Cycle (List Adj. 1.05)		0.4263
		T-517	THC (R-410A, 15 SEER, 1-PH) STD Delivery Cycle	3-5 Tons	0.3936

				THC (R-410A, 15 SEER, 1-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3936
		T-1613 (T-518)		T_C (R-410A, 13 SEER, 3-PH) STD Delivery Cycle		0.3675
				T_C (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3675
				THC (R-410A, 17 SEER, 3-PH) STD Delivery Cycle	3-5Tons	0.3675
				THC (R-410A, 17 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3675
		T-719		T_C (R-410A, 13 SEER, 3-PH) STD Delivery Cycle	3-5 Tons	0.3404
				T_C (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3404
		T-231		4TCY4 (R-410A, 14 SEER, 1-PH) STD Delivery Cycle		0.4221
				4TCY4 (R-410A, 14 SEER, 1-PH) Exp. Del. Cycle (List Adj. 1.05)		0.4221
				4TCC4 (R-410A, 14 SEER, 1-PH) STD Delivery Cycle		0.4221
				4TCC4 (R-410A, 14 SEER, 1-PH) Exp. Del. Cycle (List Adj. 1.05)		0.4221
		T-232		4TCY3 (R-410A, 14 SEER, 3-PH) STD Delivery Cycle		0.4221
				4TCY3 (R-410A, 14 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.4221
		T-237		4YCZ (1-PH) R-410A, 16 SEER Std Delivery Cycle	2-5 Tons	0.4221
				4YCZ (1-PH) R-410A, 16 SEER Exp. Del. Cycle (List Adj. 1.05)		0.4221
				4YCC4 (R-410A, 14 SEER, 1-PH) STD Delivery Cycle		0.4221
				4YCC4 (R-410A, 14 SEER, 1-PH) Exp. Del. Cycle (List Adj. 1.05)		0.4221
				4YCY4 (R-410A, 14 SEER, 3-PH) STD Delivery Cycle		0.4221
				4YCY4 (R-410A, 14 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.4221
		T-238		YCZ (3-PH) STD Delivery Cycle	3-5 Tons	0.4221
				4YCZ (3-PH) R-410A, 16 SEER Std Delivery Cycle	2-5 Tons	0.4221
				4YCZ (3-PH) R-410A, 16 SEER Exp. Del. Cycle (List Adj. 1.05)		0.4221
		T-726		4YCC3 (R-410, 13 SEER, 3-PH) STD Delivery Cycle	3-5 Tons	0.3675
				4YCC3 (R-410, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3675
		T-513		YHC (1-PH) R-410A 15 SEER STD Delivery Cycle	3-5 Tons	0.3675
				YHC (1-PH) R-410A 15 SEER Exp. Del. Cycle (List Adj. 1.05)		0.3675

		T-1613 (T-514)	YHC (3-PH) R-410A 17 SEER STD Delivery Cycle	3-5 Tons	0.3675
			YHC (3-PH) R-410A 17 SEER Exp. Del. Cycle (List Adj. 1.05)		0.3675
		T-1613 (T-514)	YHC (3-PH) R-410A 15 SEER STD Delivery Cycle	3-10 Tons	0.3675
			YHC (3-PH) R-410A 15 SEER Exp. Del. Cycle (List Adj. 1.05)		0.3675
			YSC (1-PH) R-410A 13 SEER STD Delivery Cycle		0.3675
			YSC (1-PH) R-410A 13 SEER Exp. Del. Cycle (List Adj. 1.05)		0.3675
			YSC (3-PH) R-410A 13 SEER STD Delivery Cycle		0.3675
			YSC (3-PH) R-410A 13 SEER Exp. Del. Cycle (List Adj. 1.05)		0.3675
			YSC (3-PH) R-410A 11 EER STD Delivery Cycle	6-10 Tons	0.3675
			YSC (3-PH) R-410A 11 EER Exp. Del. Cycle (List Adj. 1.05)		0.3675
		T-1413 (T-467)	YSD/YSH (3-PH) R-410A STD Delivery Cycle	12 1/2-25 Tons	0.4263
			YSD/YSH (3-PH) R-410A Exp Del. Cycle (List Adj.. 1.05)		0.4263
		T-390	YCD/YCH (R410A, 3PH) STD Delivery Cycle	27.5-50 Tons	0.4147
			YCD/YCH (R410A, 3PH) QSQ Exp. Del. Cycle (List Adj. 1.10)		0.4221
		T-351	13WC (R-410A, 13 SEER, 3-PH) STD Delivery Cycle	1.5-5 Tons	0.3400
			13WC (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3400
		T-390	13WC (R-410A, 13 SEER, 3-PH) STD Delivery Cycle	1.5-5 Tons	0.3999
			13WC (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.3999
		T-415	13WC (R-410A, 13 SEER, 3-PH) STD Delivery Cycle	1.5-5 Tons	0.4221
			13WC (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.4221
		T-425	13WC (R-410A, 13 SEER, 3-PH) STD Delivery Cycle	1.5-5 Tons	0.4221
			13WC (R-410A, 13 SEER, 3-PH) Exp. Del. Cycle (List Adj. 1.05)		0.4221
		T-239	4WCZ (1-PH) R-410A 16 SEER STD Delivery Cycle	3-5 Tons	0.4221
			4WCZ (1-PH) R-410A 16 SEER Exp Del. Cycle (List Adj.. 1.05)		0.4221
			4WCY4 (1-PH) R-410A 14 SEER STD Delivery Cycle		0.4221
			4WCY4 (1-PH) R-410A 14 SEER Exp Del. Cycle (List Adj.. 1.05)		0.4221
			4WCC4 (1-PH) R-410A 14 SEER STD Delivery Cycle		0.4221

				4WCC4 (1-PH) R-410A 14 SEER Exp Del. Cycle (List Adj.. 1.05)		0.4221
				4DCZ (1-PH) R-410A 16 SEER STD Delivery Cycle		0.4221
				4DCZ (1-PH) R-410A 16 SEER Exp Del. Cycle (List Adj.. 1.05)		0.4221
				4DCY4 (1-PH) R-410A 14 SEER STD Delivery Cycle		0.4221
				4DCY4 (1-PH) R-410A 14 SEER Exp Del. Cycle (List Adj.. 1.05)		0.4221
			T-241	4WCZ (3-PH) R-410A 16 EER STD Delivery Cycle		0.4221
				4WCZ (3-PH) R-410A 16 EER Exp Del. Cycle (List Adj.. 1.05)		0.4221
				4DCZ (3-PH) R-410A 16 EER STD Delivery Cycle		0.4221
				4DCZ (3-PH) R-410A 16 EER Exp Del. Cycle (List Adj.. 1.05)		0.4221
				4WCY (3-PH) R-410A 14 EER STD Delivery Cycle	3-5 Tons	0.4221
				4WCY (3-PH) R-410A 14 EER Exp Del. Cycle (List Adj.. 1.05)		0.4221
				4DCY (3-PH) R-410A 14 EER STD Delivery Cycle	3-5 Tons	0.4221
				4DCY (3-PH) R-410A 14 EER Exp Del. Cycle (List Adj.. 1.05)		0.4221
				4DCY (1-PH) R-410A 14 SEER STD Delivery Cycle		0.4221
			T-728	4WCC3 (R-410, 13 SEER, 3-PH) STD Delivery Cycle	3-5 Tons	0.3492
				4WCC3 (R-410, 13 SEER, 3-PH) Exp Del. Cycle (List Adj.. 1.05)		0.3492
			T-1613 (T-516)	WSC (R-410, 3-PH) STD Delivery Cycle	3-10 Tons	0.3675
				WSC (R-410, 3-PH) Exp Del. Cycle (List Adj.. 1.05)		0.3675
			T-1413 (T-465)	WSD/WSH R-410A STD Delivery Cycle	12.5-20 Tons	0.4263
				WSD/WSH R-410A Express Delivery Cycle(List Adj. 1.05)		0.4263
				Valent Product		0.9495
				TOA 100% Outside Air Unit (KCC Product)		0.9360
			T-965	Foundation Units	3-5 Tons	0.4116
			T-966	Foundation Units	3-5 Tons	0.4116
			T-967	Foundation Units	3-5 Tons	0.4116
			T-968	Foundation Units	3-5 Tons	0.4116
			T-969	EAC Packaged Electric/Electric/Electric Rooftop-Foundation Series	15-25 Tons	0.4116

			T-970	GAC Packaged Gas/Electric Rooftop-Foundation Series	15-25 Tons	0.4116
			T-1368	Foundation Units	7-10 Ton G/E	0.4116
			T-1369	Foundation Units	7-10 Ton E/E	0.4116
			T-1374	HAEX Mixed Air (KCC)		0.4198
	Accessories	T-160	Accessories			0.3799
			T-161	Heaters		0.3799
			T-161	Accessories		0.3799
			T-1689 (T-289)	Accessories		0.3799
			T-1489 (T-390)	Accessories		0.4179
			T-391	Accessories		0.3778
			T-413	Trenton Coils		0.3957
			T-415	Accessories		0.3778
			T-416	Accessories		0.3957
			T-418	Accessories		0.3400
			T-425	Accessories		0.4157
			T-968	Accessories		0.4379
<b>Split Systems</b>			T-413	4TXA/TXC/TXC-CC/TFX R-410A Encased DX Coils STD Delivery		0.4284
			T-420	GAF2 R-410A AHU STD Delivery Cycle	1.5-5 Tons	0.4221
				GAF2 R-410A AHU Exp. Del. Cycle (list Adj. 1.05)		0.4221
				GAT2 R-410A AHU STD Delivery Cycle	1.5-5 Tons	0.4221
				GAT2 R-410A AHU Exp. Del. Cycle (list Adj. 1.05)		0.4221
				TAM4 R-410A AHU STD Delivery Cycle	1.5-5 Tons	0.4221
				TAM4 R-410A AHU Exp. Del. Cycle (list Adj. 1.05)		0.4221
				GAM5 R-410A AHU STD Delivery Cycle	1.5-5 Tons	0.4221
				GAM5 R-410A AHU Exp. Del. Cycle (list Adj. 1.05)		0.4221
				TEM3 R-410A AHU STD Delivery Cycle		0.4221
				TEM4 R-410A AHU STD Delivery Cycle		0.4221
				TEM6 R-410A AHU STD Delivery Cycle		0.4221
			T-885	TAM7 R-410A AHU STD Delivery Cycle	1.5-5 Tons	0.4221
				TAM7 R-410A AHU Exp. Del. Cycle (list Adj. 1.05)		0.0000

		T-427	4TTA R-410A STD Delivery	2.5-6 Tons	0.4242
			4TTA R-401A Exp Del. Cycle (list adj. 1.05)		0.4242
		T-426	4TTR3 R-410A STD Delivery		0.4242
			4TTR3 R-410A Exp. Del. Cycle (list adj. 1.05)		0.4242
		T-887	4TTR5 R-410A STD Delivery	1.5-5 Tons	0.4221
			4TTR4 R-410A STD Delivery	1.5-5 Tons	0.4221
			4TTR6 R-410A STD Delivery	1.5-5 Tons	0.4221
			4TTR7 R-410A STD Delivery	1.5-5 Tons	0.4221
		T-416	TWE R-410A STD Delivery(3 phase)	5-20 Tons	0.3904
			TWE R-410A Exp. Del. Cycle (list Adj. 1.05)		0.3904
		T-419	TTA R-410A STD Delivery	7.5-30 Tons	0.3999
			TTA R-410A EXP Del. Cycle (list adj. 1.05)		0.3999
		T-351	TXE R-410A STD Delivery Cycle	1-6 Tons	0.3400
			TXE R-410A EXP Del. Cycle (list adj. 1.05)		0.3400
		T-157	EVPX R-410A STD Delivery Cycle		0.3957
		T-361	RAUJ R-410A STD Delivery Cycle	20-60 Tons	0.3841
			RAUJ R-410A QSQ Exp. Del. Cycle (List Adj. 1.10)		0.3841
		T-362	RAUJ R-410A STD Delivery Cycle	80-120 Tons	0.3841
			RAUJ R-410A QSQ Exp. Del. Cycle (List Adj. 1.10)		0.3841
	Split Heat Pumps				
		T-429	4TWA3 R-410A STD Delivery	2.5-5 Ton	0.4221
			4TWA3 R-410A EXP Del. Cycle (list adj. 1.05)		0.4221
		T-884	4TWR5 R-410A STD Delivery		0.4221
			4TWR5 R-410A Exp. Del. Cycle (list adj. 1.05)		0.4221
			4TWR40 R-410A STD Delivery		0.4221
			4TWR60 R-410A STD Delivery		0.4221
			4TWR70 R-410A STD Delivery		0.4221
		T-428	4TWR4042		0.4221
		T-411	TWA R-410A STD Delivery Cycle	7.5-30 Tons	0.3904
			TWA R-410A EXP Del. Cycle (list adj. 1.05)		0.3904

		T-431	Gas Furnaces		0.4221
		T-886	Variable Speed Gas Furnaces		0.4221
		T-1308	Mini-Split P Series		0.4004
<b>Trane / Mitsubishi</b>		T-1309	Mini-Split M Series		0.4004
		T-1310	VRF Series		0.4264
			VRF - QNE		0.5200
		T-1316	LEV Series		0.4264
			LEV - QNE		0.5200
		T-1317	PUMY Series		0.4264
			PUMY Series - QNE		0.5200
		T-1318	Lossney ERV Series		0.4264
			Lossney ERV Series - QNE		0.5200
		T-1319	Premisys Series		0.4264
			Premisys Series - QNE		0.5200
		T-1336	VRF Accessories		0.4264
		T-1337	VRF Controls		0.4264
		T-1380	Heat20 / QAHV - WE		0.5200
			Heat20 / QAHV - QNE		0.6342
		T-1417	Hybrid VRF		0.4264
			Hybrid VRF - QNE		0.5200
<b>Vertical Self-Contained</b>		T-248	SCRH/SCWH R-410A STD Delivery Cycle	3-15 Tons SCRH/7.5, 10, 12 Tons SCWH	0.3778
			SCHI/J R-410A Self-contained STD Delivery	5-15 Ton	0.3723
		T-437	SCXG R-410A STD Delivery Cycle	20-35 Tons	0.3862
		T-267	SCR/WF R-410A STD Delivery Cycle	20-110 Tons	0.4358
		T-1353	CRAH - Computer Room Air Handlers	3-30 Tons	0.9495
<b>Precision Cooling</b>		T-1354	CRAC - Computer Room Air Conditioners	3-30 Tons	0.9495
<b>Water Source Heat Pumps</b>		T-1356	GEHV General WSHP MTO Delivery Cycle	0.5-25 Tons	0.3657
			GEHV General WSHP QSE Delivery Cycle (List Adj. 1.15)		0.4432
			GEHV General WSHP QSS Delivery Cycle(List Adj. 1.20)		0.5065
			GEHV General WSHP QSX Delivery Cycle(List Adj. 1.25)		0.5065
		T-1355	EXX HI Eff WSHP		0.4748
		T-326	GWS (Rooftop) MTO Delivery Cycle	0.5-25 Tons	0.3873
		T- 327	VSHV (Variable Speed) WSHP MTO Delivery Cycle	2, 2 1/2, 3 1/2 & 4 1/2 Tons	0.4748

				VSHV (Variable Speed) WSHP QSE Delivery Cycle (List Adj. 1.15)		0.4748
				VSHV (Variable Speed) WSHP QSS Delivery Cycle (List Adj. 1.20)		0.4748
				VSHV (Variable Speed) WSHP QSX Delivery Cycle (List Adj. 1.25)		0.4748
			T-176	EXHV-DXHV (High Efficiency) MTO Delivery Cycle	1.5-6 Tons	0.3694
				EXHV-DXHV (High Efficiency) QSE Delivery Cycle (List Adj. 1.15)		0.4432
				EXHV-DXHV (High Efficiency) QSS Delivery Cycle (List Adj. 1.20)		0.4432
				EXHV-DXHV (High Efficiency) QSX Delivery Cycle (List Adj. 1.25)		0.4432
			T-331	GEC (Console) MTO Delivery Cycle	.5-1.5 Tons	0.3657
				GEC (Console) QSE Delivery Cycle(List Adj. 1.15)		0.4432
				EXW (water to water) MTO Delivery Cycle	4-20 Tons	0.3589
			T-332	GET (Vertical Stack) MTO Delivery Cycle	.75-3 Tons	0.3589
				GET (Vertical Stack) QSE Delivery Cycle (List Adj. 1.15)		0.4432
				GET (Vertical Stack) QSS Delivery Cycle (List Adj. 1.20)		0.4432
				GET (Vertical Stack) QSE Delivery Cycle (List Adj. 1.25)		0.4432
			T-078	WSHP Hose Kits MTO delivery Cycle		0.3693
				WSHP Hose Kits QSE Delivery Cycle(List Adj. 1.15)		0.4432
				WSHP Hose Kits QSS Delivery Cycle(List Adj. 1.20)		0.4432
			T-075	WSHP Accessories MTO Delivery Cycle		0.4432
<b>Air Handling</b>						
<b>Central Station Air Handlers</b>						
			T-050	Performance CLCH STD Delivery Cycle	1500-60000 cfm	0.4391
				TCACS Catalytic Air Cleaning System STD Delivery Cycle		0.4959
			T-050	Outdoor Performance CLCH STD Delivery Cycle	Sizes 3 thru 120	0.4326
			T-051	Performance CLCH Custom Units		0.4391
			T-200	Performance CLCH STD Delivery Cycle Unit Ctrls		0.4391
			T-0958	UCAA Air handler (Size 3-30) STD Delivery		0.4643

			UCAA Air handler (Size 3-30) - E Delivery Cycle (List Adj. 1.20)		0.4643
			UCAA Air handler (Size 3-30)- Super E Delivery Cycle (List Adj. 1.30)		0.4643
		T-0959	UCCA Air handler STD Delivery Cycle Unit Ctrl		0.4643
			UCCA Air handler - E Delivery Cycle Unit Ctrl (List Adj. 1.20)		0.4643
			UCCA Air handler - Super E Delivery Cycle Unit Ctrl (List Adj. 1.3)		0.4643
<b>Custom Air Handlers</b>		T-253	Ft. Smith STD Delivery Cycle		0.4062
		T-260	Ft. Smith Controls STD Delivery Cycle		0.4062
		T- 1276	Ft. Smith STD Delivery Cycle		0.4062
		T-020	Stand Alone Fans		0.3778
<b>Makeup Air Handlers</b>		T-134	AHOA STD Delivery Cycle	1500-14000 cfm	0.3778
			AHOA Expedited Delivery Cycle(List Adj. 1.15)		0.4221
			GFAA STD Delivery Cycle		0.3778
			GFAA Expedited Delivery Cycle(List Adj. 1.15)		0.4221
			GRAA STD Delivery Cycle	100-800 MBH	0.3778
			GRAA Expedited Delivery Cycle(List Adj. 1.15)		0.4221
			GSAA STD Delivery Cycle		0.3778
			GSAA Expedited Delivery Cycle(List Adj. 1.15)		0.4221
			GXAA STD Delivery Cycle	100-800 MBH	0.3778
			GXAA Expedited Delivery Cycle(List Adj. 1.15)		0.4221
		T-137	DFOA STD Delivery Cycle	275-7975 MBH	0.3656
			DFIA STD Delivery Cycle	275-9075 MBH	0.3904
		T-081	CLCL STD Delivery Cycle		0.3702
<b>Coils - SureFit</b>		T-082	HTCL STD Delivery Cycle		0.3702
			HRCL STD Delivery Cycle		0.3702
		T-073	VCCF/VCWF/VCEF STD Delivery Cycle		0.3904
<b>Terminal Units</b>			VCCF/VCWF/VCEF QSQ Delivery Cycle(List Adj. 1.35)		0.5355
<b>Variable Volume Units</b>			VCCF/VCWF/VCEF QSE Delivery Cycle(List Adj. 1.40)		0.5387
		T-283	VCCF/VCWF/VCEF Controls STD Delivery		0.3166
			VCCF/VCWF/VCEF Controls QSQ Delivery Cycle(List Adj. 1.35)		0.4723

			VCCF/VCWF/VCEF Controls QSE Delivery Cycle(List Adj. 1.40)		0.4723
		T-073	VDDF STD Delivery Cycle		0.3904
			VDDF QSQ Delivery Cycle(List Adj. 1.35)		0.5354
			VDDF QSE Delivery Cycle(List Adj. 1.40)		0.5387
		T-283	VDDF Controls STD Delivery Cycle		0.3000
			VDDF Controls QSQ Delivery Cycle(List Adj. 1.35)		0.4723
			VDDF Controls QSE Delivery Cycle(List Adj. 1.40)		0.4723
		T-373	VSCF/VSEF/SWF STD Delivery Cycle		0.3820
			VSCF/VSEF/SWF QSQ Delivery Cycle(List Adj. 1.23)		0.4337
			VSCF/VSEF/SWF QSE Delivery Cycle(List Adj. 1.29)		0.4337
		T-293	VSCF/VSEF/SWF Controls STD Delivery		0.3615
			VSCF/VSEF/SWF Controls QSQ Delivery Cycle(List Adj. 1.23)		0.4723
			VSCF/VSEF/SWF Controls QSE Delivery Cycle(List Adj. 1.29)		0.4723
		T-373	VPCF/VPEF/VPWF STD Delivery Cycle		0.3820
			VPCF/VPEF/VPWF QSQ Delivery Cycle(List Adj. 1.23)		0.4337
			VPCF/VPEF/VPWF QSE Delivery Cycle(List Adj. 1.29)		0.4337
		T-293	VPCF/VPEF/VPWF Controls STD Delivery		0.3615
			VPCF/VPEF/VPWF Controls QSQ Delivery Cycle(List Adj. 1.23)		0.4723
			VPCF/VPEF/VPWF Controls QSE Delivery Cycle(List Adj. 1.29)	0.4723	
		T-373	LSCF/LSEF/LSWF STD Delivery Cycle		0.3820
			LSCF/LSEF/LSWF QSQ Delivery Cycle(List Adj. 1.23)		0.4337
			LSCF/LSEF/LSWF QSE Delivery Cycle(List Adj. 1.29)		0.4337
		T-293	LSCF/LSEF/LSWF Controls STD Delivery		0.3615
			LSCF/LSEF/LSWF Controls QSQ Delivery Cycle(List Adj. 1.23)		0.4391
			LSCF/LSEF/LSWF Controls QSE Delivery Cycle(List Adj. 1.29)		0.4391

		T-373	LPCF/LPEF/LPWF STD Delivery Cycle	0.3820
			LPCF/LPEF/LPWF QSQ Delivery Cycle(List Adj. 1.23)	0.4337
			LPCF/LPEF/LPWF QSE Delivery Cycle(List Adj. 1.29)	0.4337
		T-293	LPCF/LPEF/LPWF Controls STD Delivery	0.3615
			LPCF/LPEF/LPWF Controls QSQ Delivery Cycle(List Adj. 1.23)	0.4337
			LPCF/LPEF/LPWF Controls QSE Delivery Cycle(List Adj. 1.29)	0.4337
		T-473	VADA STD Delivery Cycle	0.3400
			VADA QSE Delivery Cycle(List Adj. 1.29)	0.6194
		T-473	VARA STD Delivery Cycle	0.6194
			VARA QSE Delivery Cycle(List Adj. 1.29)	0.6194
		T-109	VADA / VARA Controls STD Delivery Cycle	0.4653
			VADA / VARA Controls QSE Delivery Cycle(List Adj. 1.29)	0.4653
		T-294	VAV DDC Retrofit Controller STD Delivery cycle	0.3778
<b>Diffusers</b>		T-273	VLSDA/VRDA LINR STD Delivery Cycle	0.3778
			LINR QSQ Delivery Cycle(List Adj. 1.23)	0.5276
			LINR QSE Delivery Cycle(List Adj. 1.29)	0.5276
			VLSDA/VRDA INDUCT STD Delivery Cycle	0.3778
			INDUCT QSQ Delivery Cycle(List Adj. 1.23)	0.5276
			INDUCT QSE Delivery Cycle(List Adj. 1.29)	0.5276
			VLSDA/VRDA LITE STD Delivery Cycle	0.3778
			LITE QSQ Delivery Cycle(List Adj. 1.23)	0.5276
			LITE QSE Delivery Cycle(List Adj. 1.29)	0.5276
			VLSDA/VRDA PERF STD Delivery Cycle	0.3778
			PERF QSQ Delivery Cycle(List Adj. 1.23)	0.5276
			PERF QSE Delivery Cycle(List Adj. 1.29)	0.5276
			VLSDA/VRDA ADJ. FLOW STD Delivery Cycle	0.3778
			ADJ. FLOW QSQ Delivery Cycle(List Adj. 1.23)	0.5276

			ADJ. FLOW QSE Delivery Cycle(List Adj. 1.29)	0.5276
<b>Fan Coils</b>		T-278	UniTrane STD Delivery Cycle	0.4242
			UniTrane E Delivery Cycle(List Adj. 1.20)	0.5090
			UniTrane Super E Del. Cycle(List Adj.1.30 )	0.5514
			LOWBOY STD Delivery Cycle	0.4422
		T-223	UniTrane Controls STD Delivery Cycle	0.4189
			UniTrane Controls QSE Delivery Cycle(List Adj. 1.20)	0.5026
			UniTrane Controls QSS Delivery Cycle(List Adj. 1.30)	0.5445
		T-290	BCHD/BCVCDSTD Delivery Cycle	0.4242
			BCHD/BCVD E Delivery Cycle(List Adj. 1.20)	0.5065
			BCHD/BCVD Super E Delivery Cycle(List Adj. 1.30)	0.5487
		T-1502	BCXE STD Delivery Cycle	0.4242
		T-292	BCHD/BCVD Control STD Delivery	0.4326
			BCHD/BCVD Control E Delivery Cycle(List Adj. 1.20)	0.5217
			BCHD/BCVD Control Super E Delivery Cycle(List Adj. 1.30)	0.5652
		T-1592	BCXE Control STD Delivery	0.4326
<b>Unit Ventilators</b>		T-042	VUVE STD Delivery Cycle	0.4200
			VUVE Q Delivery Cycle(List Adj. 1.20)	0.5040
		T-042	HUVC STD Delivery Cycle	0.4200
			HUVC Q Delivery Cycle(List Adj. 1.20)	0.5040
		T-042	ERSA STD Delivery Cycle	0.4200
			SW_A STD Delivery Cycle	0.4200
		T-077	SHLA STD Delivery Cycle	0.4200
		T-242	Unit Vent. Control HUVC STD Delivery	0.4115
			Unit Vent. Control VUVC STD Delivery	0.4115
<b>Cabinet Unit Heater</b>		T-277	FORCEFLO STD Delivery Cycle	0.4453
			FORCEFLO E Delivery Cycle(List Adj. 1.20)	0.5343
			FORCEFLO Super E Del. Cycle(List Adj. 1.30)	0.5789
		T-223	FORCEFLO Controls STD Delivery Cycle	0.4189
			FORCEFLO Controls E Delivery Cycle(List Adj. 1.20)	0.5002
			FORCEFLO Controls Super E Del. Cycle(List Adj. 1.30)	0.5608

<b>Unit Heaters</b>		T-135	HBAC STD Delivery Cycle	0.4221
			HBAC Q Delivery Cycle(List Adj. 1.15)	0.4854
			GLPD/GLND STD Delivery Cycle	0.4221
			GLPD/GLND Q Delivery Cycle(List Adj. 1.15)	0.4854
		T-136	UHSP STD Delivery Cycle	0.4432
			UHSP Q Delivery Cycle(List Adj. 1.15)	0.5097
		T-236	UHAA STD Delivery Cycle	0.4347
			UHAA Q Delivery Cycle(List Adj. 1.15)	0.4999
			UHCA STD Delivery Cycle	0.4347
			UHCA Q Delivery Cycle(List Adj. 1.15)	0.4999
			UHWA STD Delivery Cycle	0.4347
			UHWA Q Delivery Cycle(List Adj. 1.15)	0.4999
			UHXA STD Delivery Cycle	0.4347
			UHXA Q Delivery Cycle(List Adj. 1.15)	0.4999
			UHEC STD Delivery Cycle	0.4347
			UHEC Q Delivery Cycle(List Adj. 1.15)	0.4999
<b>Finned-Tube Radiation/Convactor</b>		T-236	EWFB STD Delivery Cycle	0.4347
<b>Building Automation Systems</b>		T-104	ROVER STD Delivery Cycle	0.6229
		T-107	ENDDVIC STD Delivery Cycle	0.6229
			ENDVIC Quick Del.(List Adj. 1.05)	0.6229
		T-115	NEWSUMIT STD Delivery Cycle	0.6229
			NEWSUMIT Quick Del.(List Adj. 1.05)	0.6229
		T-119	SPECIAL STD Delivery Cycle	0.6229
			SPECIAL Quick Del. (List Adj.1.20)	0.6229
		T-131	TRACER SUMMIT SOFTWARE	0.6229
		T-179	TRACER ES STD Delivery Cycle	0.6229
			TRACER ES Quick DEL.(List Adj. 1.05)	0.6229
		T-182	LEGACY CONTROLLERS	0.6229
		T-183	LCP STD Delivery Cycle	0.6229
			LCP Quick Del. Cycle(List Adj. 1.15)	0.6229
		T-187	GENLCONT STD Delivery Cycle	0.6229
			GENLCONT Quic Del. Cycle(List Adj. 1.05)	0.6229
		T-317	RMU STD Delivery Cycle	0.6229

		T-318	WEB SERVER		0.6229
		T-639	ZN517 PRODUCTS		0.6229
		T-640	VV551 PRODUCTS		0.6229
		T-641	MP503 Products		0.6229
		T-642	EX2		0.6229
		T-643	Enterprise Server		0.6229
		T-644	AH541 Products		0.6229
		T-645	ZN521 Products		0.6229
		T-646	Tenant Services		0.6229
		T-1009	Tracer SC		0.6229
		T-1010	Tracer UC		0.6229
			UC 400 BacNet Controller		0.6229
			UC 600 Bacnet Controller		0.6229
		T-1240	Meters		0.6229
		T-1246	Light Commercial Building Controls		0.6229
		T-1247	Wireless Controls		0.6229
		T-1250	XM Expansion Modules		0.6229
		T-1251	Enclosures		0.6229
		T-1332	Smart Thermostats		0.6229
<b>Equipment Rentals</b>		TR-101	Trane Rentals (All Products)		0.4146
<b>Intelligent Services</b>		TR-201	Active monitoring-off-site critical alarm management & remediation	0-60 points (yearly fee)	0.9300
		TR-202	Building Performance-intial & cont. HVAC system analysis & actionable recomm.	0-60 points (yearly fee)	0.9300
		TR-203	Each additional point > 60 points	1 point adds (yearly fee)	0.9300
		TR-204	Tracer Ensemble (Price per panel)		0.9300
		TR-204	Tenant Services (per 5 count)		0.9300
		TR-204	Work order management		0.9300
<b>Packaged Central Plant</b>		PCP-2	TAS Packaged MCPA pumping package STD Delivery		0.9759
		PCP-3	TAS MCPR plant with screw chillers STD delivery		0.9759
		PCP-4	TAS MCPC plant with centrifugal chillers STD delivery		0.9759
<b>Specialty Refrigeration</b>		T-1312	Calmac Storage		0.4504
		M-101	Multistack Modular Chiller STD Delivery		0.9495
			Pool Pack Systems		0.9495
<b>Cooling Towers</b>		E-100	AT Cooling Tower		0.9495

		E-101	CAT Cooling Tower	0.9495
		E-102	LPT Cooling Tower	0.9495
		E-103	LSTB Cooling Tower	0.9495
		E-104	USS Cooling Tower	0.9495
		E-105	UT Cooling Tower	0.9495
		E-106	PMT Cooling Tower	0.9495
		E-107	ATWB Closed Circuit Coolers	0.9495
		E-108	ESWA Closed Circuit Coolers	0.9495
		E-109	LRWB Closed Circuit Coolers	0.9495
		E-110	LSWE Closed Circuit Coolers	0.9495
		E-111	PMWQ Closed Circuit Coolers	0.9495
		E-112	WDW Closed Circuit Coolers	0.9495
		E-113	NT Evaporators	0.9495
		E-114	SCT Evaporators	0.9495
		E-115	SST Evaporators	0.9495
		E-116	SLT Evaporators	0.9495
		E-117	TFC Evaporators	0.9495
<b>Invertors</b>		I-101	Yaskawa STD Delivery	0.9284
		T-102	Trane TR 200	0.5697
<b>Pumps</b>		P-101	SERIES 4300	0.9495
		P-102	IVS	0.9495
		P-103	SERIES 4302/4382	0.9495
		P-104	SERIES 4360/4380	0.9495
		P-105	SERIES 4030/TD40SERIES 4280	0.9495
		P-106	SERIES 4600	0.9495
		P-107	SERIES 4700	0.9495
		P-108	SERIES 4270	0.9495
<b>Heat Recovery</b>		A-101	AnnexAir & Custom AHUs	0.9495
		CO-01	ConServ-Energy Recovery Ventilator (Heat Exchanger)	0.9500
<b>Boilers &amp; Water Heaters</b>				
		CA-01	BLUEFLAME	0.9390
		CA-02	CERAFLAME	0.9390
		CA-03	DFx SERIES	0.9390
		CA-04	DYNAFLAME	0.9390
		CA-05	DYNAFORCE	0.9390
		CA-06	DYNAMAX	0.9390
		CA-07	MICROFLAME	0.9390
		CA-08	MICROFLAME SERIES 2	0.9390
		CA-09	MIROFLAME MODULATING	0.9390
		CA-10	MICROFLAME SERIES GRANDE	0.9390
		CA-11	SUREFLAME SERIES	0.9390

			WH-100	Water Heaters		0.9390
	PVI					
			PV-01	AG		0.9390
			PV-02	Maxim		0.9390
			PV-03	Platinum		0.9390
			PV-04	Power VT		0.9390
			PV-05	PowrVT Nox		0.9390
			PV-06	Turbo		0.9390
<b>Process Cool</b>	Fil-trene	EV-01	Process Coolers			0.9495
<b>Dust Collector</b>			UA-01	SFC		0.9390
			UA-01	BDC		0.9390
			UA-02	C		0.9390
			UA-03	DA,DB,DBM		0.9390
			UA-04	F		0.9390
			UA-05	MCB		0.9390
			UA-06	PCT		0.9390
			UA-07	SCA-SCB		0.9390
			UA-08	SDC		0.9390
			UA-09	SFC		0.9390
			UA-10	V		0.9390
			UA-11	VCC		0.9390
<b>TEMSPEC</b>			TE-01	Unit Ventilators		0.9495
	Dy-namic	D-01	V-8			0.9284
<b>Indoor Air Quality</b>			G-01	Stand-alone		0.9284
			G-02	In-line		0.9284
			S-001	Synexis		0.4167
				Genesis		0.9284
<b>Renewable Energy</b>	Solar					
			S-01	Solar Hybrid Collector		0.9100
	eH2O					
<b>Water Treatment</b>			HO-101	Water Treatment Systems		0.9500

**Notes:** 1. List price adjustment factors on "quick" cycle or packed stock are applied before the multiplier is used.

- b. All quotes will have product code and product description with multiplier as listed in this matrix.
- c. All equipment to be f.o.b. jobsite-jobsite costs are included as "nets".
- d. Any freight costs are to be included as "nets".
- e. All non-Trane equipment listed represent a standard of quality. Equivalent vendors use similar discounts.
- f. All equipment shall have one year labor warranty included as "nets".

g. Products will periodically change based on newly developed items or product obsolescence from production.

**EXHIBIT "C"****PREVAILING WAGE REQUIREMENTS**

All or a portion of the Scope of Services in this Agreement requires the payment of prevailing wages and compliance with the following requirements. In the event there is a conflict between this Exhibit and current applicable law, current applicable law shall prevail and the shall be automatically amended to read accordingly.

**C1.0. Determination of Prevailing Rates:**

Pursuant to Labor Code sections 1770, et seq., the COUNTY has obtained from the Director of the Department of Industrial Relations (DIR) pursuant to the California Labor Code, the general prevailing rates of per diem wages and the prevailing rates for holiday and overtime work in the locality in which the Scope of Services is to be performed. Copies of said rates are on file with the COUNTY, will be made available for inspection during regular business hours, may be included elsewhere in the specifications for the Scope of Services, and are also available online at [www.dir.ca.gov](http://www.dir.ca.gov). The wage rate for any classification not listed, but which may be required to execute the Scope of Services, shall be commensurate and in accord with specified rates for similar or comparable classifications for those performing similar or comparable duties. In accordance with Labor Code section 1773.2, the CONTRACTOR shall post, at appropriate and conspicuous locations on the jobsite, a schedule showing all applicable prevailing wage rates and shall comply with the requirements of Labor Code sections 1773, et seq.

**C2.0. Payment of Prevailing Rates**

Each worker of the CONTRACTOR, or any subcontractor, engaged in the Scope of Services, shall be paid not less than the general prevailing wage rate, regardless of any contractual relationship which may be alleged to exist between the CONTRACTOR or any subcontractor, and such worker.

**C3.0. Prevailing Rate Penalty**

The CONTRACTOR shall, as a penalty, forfeit two hundred dollars (\$200.00) to the COUNTY for each calendar day or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of the DIR for such work or craft in which such worker is employed by the CONTRACTOR or by any subcontractor in connection with the Scope of Services. Pursuant to California Labor Code section 1775, the difference between such prevailing wage rates and the amount paid to each worker for each

calendar day, or portion thereof, for which each worker was paid less than the prevailing wage rate, shall be paid to each worker by the CONTRACTOR.

**C4.0. Ineligible Contractors:**

Pursuant to the provisions of Labor Code section 1777.1, the Labor Commissioner publishes and distributes a list of contractor's ineligible to perform work as a contractor or subcontractor on a public works project. This list of debarred contractors is available from the DIR website at <http://www.dir.ca.gov/Public-Works/PublicWorks.html>. Any contract entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract, and any public money that may have been paid to a debarred subcontractor by a CONTRACTOR on the project shall be returned to the COUNTY. The CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Scope of Services.

**C5.0. Payroll Records:**

Pursuant to California Labor Code section 1776, the CONTRACTOR and each subcontractor, shall keep accurate certified payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by them in connection with the Scope of Services. The payroll records enumerated herein shall be verified by a written declaration made under penalty of perjury that the information contained in the payroll record is true and correct and that the CONTRACTOR or subcontractor has complied with the requirements of the California Labor Code sections 1771, 1811, and 1815 for any Scope of Services performed by his or her employees. The payroll records shall be available for inspection at all reasonable hours at the principal office of the CONTRACTOR on the following basis:

- (1) A certified copy of an employee's payroll record shall be made available for inspection or furnished to such employee or his/her authorized representative on request;
- (2) A certified copy of all payroll records shall be made available for inspection or furnished upon request to the COUNTY, the Division of Labor Standards Enforcement of the DIR;
- (3) A certified copy of payroll records shall be made available upon request to the public for inspection or copies thereof made; provided, however, that a request by the public shall be made through either the COUNTY or the Division of Labor Standards Enforcement. If the requested

payroll records have not been previously provided to the COUNTY or the Division of Labor Standards Enforcement, the requesting Party shall, prior to being provided the records, reimburse the cost of preparation by the CONTRACTOR, subcontractor and the entity through which the request was made; the public shall not be given access to such records at the principal office of the CONTRACTOR; The CONTRACTOR shall file a certified copy of the payroll records with the entity that requested such records within ten (10) days after receipt of a written request; and

- (4) Copies provided to the public, by the COUNTY or the Division of Labor Standards Enforcement shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address and social security number. The name and address of the CONTRACTOR or any subcontractor, performing a part of the Scope of Services shall not be marked or obliterated. The CONTRACTOR shall inform the COUNTY of the location of payroll records, including the street address, city and COUNTY and shall, within five (5) working days, provide a notice of a change of location and address. The CONTRACTOR shall have ten (10) days from receipt of the written notice specifying in what respects the CONTRACTOR must comply with the above requirements. In the event CONTRACTOR does not comply with the requirements of this section within the ten (10) day period, the CONTRACTOR shall, as a penalty to the COUNTY, forfeit one-hundred dollars (\$100.00) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Labor Standards Enforcement, such penalty shall be withheld from any portion of the payments then due or to become due to the CONTRACTOR.

**C6.0. Limits of Hours of Work:**

Pursuant to California Labor Code section 1810, eight (8) hours of labor shall constitute a legal day's work. Pursuant to California Labor Code section 1811, the time of service of any worker employed at any time by the CONTRACTOR or by a subcontractor, upon the Scope of Services or upon any part of the Scope of Services, is limited and restricted to eight (8) hours during any one calendar day and forty (40) hours during any one calendar week, except as provided for under Labor Code section 1815. Notwithstanding the foregoing provisions, work performed by employees of CONTRACTOR or any subcontractor, in excess of eight (8) hours per day and forty (40) hours during any one week, shall be permitted upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half (1½) times the basic rate of pay.

**C7.0. Penalty of Excess Hours:**

The CONTRACTOR shall pay to the COUNTY a penalty of twenty-five dollars (\$25.00) for each worker employed on the Scope of Services by the CONTRACTOR or any subcontractor, for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any calendar day and forty (40) hours in any one calendar week, in violation of the provisions of the California Labor Code, unless compensation to the worker so employed by the CONTRACTOR is not less than one and one-half (1½) times the basic rate of pay for all hours worked in excess of eight (8) hours per day.

**C8.0. Senate Bill 854** (Chapter 28, Statutes of 2014) Requirements:

**C8.1.** CONTRACTOR shall comply with Senate Bill 854 (signed into law on June 20, 2014). The requirements include, but are not limited to, the following:

- a. No contractor or subcontractor may be listed on a bid proposal (submitted on or after March 1, 2015) for a public works project unless registered with the DIR pursuant to Labor Code section 1725.5, with limited exceptions from this requirements for bid purposes only as allowed under Labor Code section 1771.1(a).
- b. No contractor or subcontractor may be awarded a contract for public work or perform work on a public works project (awarded on or after April 1, 2015) unless registered with the DIR pursuant to Labor Code section 1725.5.
- c. This project is subject to compliance monitoring and enforcement by the DIR.
- d. As required by the DIR, CONTRACTOR is required to post job site notices, as prescribed by regulation, regarding compliance monitoring and enforcement by the DIR.
- e. CONTRACTOR and all subcontractors must submit certified payroll records online to the Labor Commissioner for all new public works projects issued on or after April 1, 2015, and for all public works projects, new or ongoing, on or after January 1, 2016.
  - i. The certified payroll must be submitted at least monthly to the Labor Commissioner.
  - ii. The COUNTY reserves the right to require CONTRACTOR and all subcontractors to submit certified payroll records more frequently than monthly to the Labor Commissioner.
  - iii. The certified payroll records must be in a format prescribed by the Labor Commissioner.

**C8.2.** As required by Labor Code 1771.1(a) “A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code,

or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.”

**C9.0. State Public Works Apprenticeship Requirements**

**C9.1. State Public Works Apprenticeship Requirements:** The CONTRACTOR is responsible for compliance with Labor Code section 1777.5 and the California Code of Regulations, title 8, sections 230 – 230.2 for all apprenticeable occupations (denoted with “#” symbol next to craft name in DIR Prevailing Wage

Determination), whether employed by the CONTRACTOR, subcontractor, vendor or consultant. Included in these requirements is (1) the CONTRACTOR’s requirement to provide notification (i.e. DAS-140) to the appropriate apprenticeship committees; (2) pay training fund contributions for each apprenticeable hour employed on the Contract; and (3) utilize apprentices in a minimum ratio of not less than one apprentice hour for each five journeyman hours by completion of Contract work (unless an exception is granted in accordance with Labor Code section 1777.5) or request for the dispatch of apprentices.

Any apprentices employed to perform any of the Scope of Services shall be paid the standard wage to apprentices under the regulations of the craft or trade for which such apprentice is employed, and such individual shall be employed only for the work of the craft or trade to which such individual is registered. Only apprentices, as defined in California Labor Code section 3077, who are in training under apprenticeship standards and written apprenticeship agreements under California Labor Code sections 3070 et seq. are eligible to be employed for the Scope of Services. The employment and training of each apprentice shall be in accordance with the provisions of the apprenticeship standards and apprentice agreements under which such apprentice is training.

**C9.2. Compliance with California Labor Code** section 1777.5 requires all public works contractors to:

**C9.2.1) Submit Contract Award Information (DAS-140)**

- a. Although there are a few exemptions (identified below), all contractors, regardless of union affiliation, must submit contract award information when performing on a California public works project.

- b. The DAS-140 is a notification “announcement” of the CONTRACTOR’s participation on a public works project—it is not a request for the dispatch of an apprentice.
- c. CONTRACTOR shall submit the contract award information (you may use form DAS 140) within 10 days of the execution of the prime CONTRACTOR subcontract, but in no event later than the first day in which the CONTRACTOR has workers employed on the public work.
- d. Contractors who are already approved to train apprentices (i.e. check “Box 1” on the DAS-140) shall only be required to submit the form to their approved program.
- e. Contractors who are NOT approved to train apprentices (i.e. those that check either “Box 2” or “Box 3” on the DAS-140) shall submit the DAS-140 TO EACH of the apprenticeship program sponsors in the area of your public works project. For a listing of apprenticeship programs see <http://www.dir.ca.gov/Databases/das/pwaddrstart.asp>.

**C9.2.2) Employ Registered Apprentices**

- a. Labor Code section 1777.5 requires that a contractor performing work in an “apprenticeable” craft must employ one (1) hour of apprentice work for every five (5) hours performed by a journeyman. This ratio shall be met prior to the contractor’s completion of work on the project. “Apprenticeable” crafts are denoted with a pound symbol “#” in front of the craft name on the prevailing wage determination.
- b. All contractors who do not fall within an exemption category (see below) must request for dispatch of an apprentice from an apprenticeship program (for each apprenticeable craft or trade) by giving the program actual notice of at least 72 hours (business days only) before the date on which apprentices are required.
- c. Contractors may use the “DAS-142” form for making a request for the dispatch of an apprentice.
- d. Contractors who are participating in an approved apprenticeship training program and who did not receive sufficient number of apprentices from their initial request must request dispatch of apprentices from ALL OTHER apprenticeship committees in the project area in order to fulfill this requirement.
- e. CONTRACTOR should maintain and submit proof (when requested) of its DAS-142 submittal to the apprenticeship committees (e.g. fax transmittal confirmation). CONTRACTOR has met its requirement to employ apprentices only after it has successfully made a dispatch request to all apprenticeship programs in the project area.
- f. Only “registered” apprentices may be paid the prevailing apprentice rates and must, at all times work under the supervision of a Journeyman (Cal. Code Regs., tit 8, § 230.1).

**C9.2.3) Make Training Fund Contributions**

- a. Contractors performing in apprenticeable crafts on public works projects, must make training fund contributions in the amount established in the prevailing wage rate publication for journeymen and apprentices.
- b. Contractors may use the “CAC-2” form for submittal of their training fund contributions.
- c. Contractors who do not submit their training fund contributions to an approved apprenticeship training program must submit their contributions to the California Apprenticeship Council (CAC), PO Box 420603, San Francisco, CA 94142-0603.
- d. Training fund contributions to the CAC are due and payable on the 15th day of the month for work performed during the preceding month.
- e. The “training” contribution amount identified on the prevailing wage determination shall not be paid to the worker, unless the worker falls within one of the exemption categories listed below.

**C9.2.4) Exceptions to Apprenticeship Requirements:** The following are exempt from having to comply with California apprenticeship requirements. These types of contractors do not need to submit a DAS-140, DAS-142, make training fund contributions, or utilize apprentices.

- a. When the contractor holds a sole proprietor license (“Owner-Operator”) and no workers were employed by the contractor. In other words, the contractor performed the entire work from start to finish and worked alone.
- b. Contractors performing in non-apprenticeable crafts. “Apprenticeable” crafts are denoted with a pound symbol “#” in front of the craft name on the prevailing wage determination.
- c. When the contractor has a direct contract with the Public Agency that is under \$30,000.
- d. When the project is 100% federally-funded and the funding of the project does not contain any city, COUNTY, and/or state monies (unless the project is administered by a state agency in which case the apprenticeship requirements apply).
- e. When the project is a private project not covered by the definition of public works as found in Labor Code section 1720.

**C9.2.5) Exceptions from Apprenticeship Ratios:** The Joint Apprenticeship Committee shall have the discretion to grant a certificate, which shall be subject to the approval of the Administrator of Apprenticeship, exempting the CONTRACTOR from the 1-to-5 ratio set forth in this Section when it finds that any one of the following conditions are met:

- a. Unemployment for the previous three-month period in such area exceeds an average of fifteen percent (15%); or

- b. The number of apprentices in training in such area exceeds a ratio of 1-to-5 in relation to journeymen;  
or
- c. The Apprenticeable Craft or Trade is replacing at least one-thirtieth (1/30) of its journeymen annually  
through apprenticeship training, either on a statewide basis or on a local basis; or
- d. If assignment of an apprentice to any work performed under the Contract Documents would create a condition which would jeopardize such apprentice's life or the life, safety or property of fellow employees or the public at large, or if the specific task to which the apprentice is to be assigned is of such a nature that training cannot be provided by a journeyman.

When such exemptions from the 1-to-5 ratio between apprentices and journeymen are granted to an organization which represents contractors in a specific trade on a local or statewide basis, the member contractors will not be required to submit individual applications for approval to local Joint Apprenticeship Committees, provided they are already covered by the local apprenticeship standards.

**C9.2.6) CONTRACTOR's Compliance:** The responsibility of compliance with this Section for all Apprenticeable Trades or Crafts is solely and exclusively that of the CONTRACTOR. All decisions of the Joint Apprenticeship Committee(s) under this Section are subject to the provisions of California Labor Code section 3081 and penalties are pursuant to Labor Code section 1777.7 and the determination of the Labor Commissioner.











# FMARC-03100-001-08.27 Trane US Inc v2

Final Audit Report

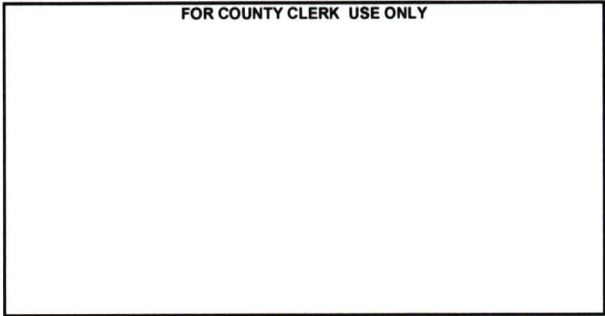
2026-01-17

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By:	Miranda Ulm (MUIlm@rivco.org)
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## "FMARC-03100-001-08.27 Trane US Inc v2" History

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-  Signer jbrown3@trane.com entered name at signing as Johnny Brown  
2026-01-17 - 0:22:39 AM GMT - IP address: 12.127.40.162
-  Document e-signed by Johnny Brown (jbrown3@trane.com)  
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2026-01-17 - 0:22:41 AM GMT

**Riverside County**  
**Facilities Management**  
 3450 14<sup>th</sup> Street, Riverside, CA 92501



**NOTICE OF EXEMPTION**

January 14, 2026

**Project Name:** Approval of the Chiller Preventative Maintenance Professional Service Agreement with Trane U.S. Riverside County Facilities

**Project Number:** MT29612

**Project Locations:** Multiple Sites Countywide (See attached table)

<b>Chiller Preventative Maintenance Locations</b>			
<b>Bldg. #</b>	<b>Bldg. Name</b>	<b>Address</b>	<b>Region</b>
CR0403	County Administrative Center	505 S. Buena Vista Ave. Corona, CA 92282	Western
HM602	County Administrative Center Bldg-B	880 N. State St., Hemet, CA 92543	Central
IN708	Desert Community Mental Health Center	82485 Miles Ave., Indio, CA 92201	Eastern
IN720	Central Plant/FM	47919 Oasis St. Indio, CA 92201	Eastern
JV5913	Louis Rubidoux Library	5840 Mission Blvd., Riverside, CA 92509	Northwestern
JV5916	Animal Shelter	6851 Van Buren Blvd., Riverside, CA 92503	Western
MU1307	Southwest Justice Center	30755 Auld Rd., Murrieta, CA 92563	Central
PD2207	Sheriff's Station HQ	73705 Gerald Ford Dr., Palm Desert, CA 92211	Central
PG1101	Palm Springs CAC	3255 E. Tahquitz Road, Palm Springs, CA 92262	Eastern
PR0808	Perris Coroner	808 S. Redlands Blvd, Perris, CA 92570	Central
PR0831	Mead Valley Community Center	21091 Rider St., Perris, CA 92570	Central
RV901	Historic Courthouse	4050 Main St., Riverside, CA 92501	Northwestern
RV905	County Administration Center	4080 Lemon St., Riverside, CA 92501	Northwestern
RV906	TLMA	3525 14 <sup>th</sup> St., Riverside, CA 92501	Northwestern
RV908	Communications/911 Call Center	7195 Alessandro Blvd., Riverside, CA 92506	Northwestern
RV914	Robert Presley Detention Center	4000 Orange St., Riverside, CA 92501	Northwestern
RV924	County Farm Central Plant	4090 County Circle Dr., Riverside, CA 92503	Western
RV944	Law Library	3535 10 <sup>th</sup> St., Riverside, CA 92501	Northwestern
RV958	Purchasing Fleet Services	2980 Washington St., Riverside, CA 92501	Northwestern
RV1087	YTEC	10000 County Farm Rd., Riverside, CA 92503	Western
TR5309	Thermal Sheriff's Station	86655 Airport Blvd., Thermal, CA 92274	Eastern

**Description of Project:** Trane U.S. Inc. (Trane) is vital to ensuring the reliability, performance, and longevity of the facility's chiller systems and the availability of critical replacement parts. As the original equipment manufacturer and only service provider with full access to Trane's factory training, engineering resources and complete software tools for many chiller units. Trane offers unmatched, factory-backed expertise supported by a highly experienced local service team familiar with complex chiller operations. Their automated scheduling, detailed issue-tracking process, and proactive maintenance approach help prevent equipment failures, reduce operational downtime, and maintain optimal cooling capacity.

Trane also provides comprehensive parts, support, including expert guidance on critical parts inventories, lead-time analysis, and risk-based stocking recommendations to ensure that essential chiller components are available when needed. This minimizes delays caused by hard-to-source or made-to-order parts and strengthens overall system reliability.

Additionally, Trane enhances onsite capabilities through industry-leading technician training and supports long-term planning with robust asset management tools. Their cooling contingency planning further ensures rapid response options in the event of a major chiller failure. Together, these services make Trane the most qualified vendor to deliver dependable chiller preventative maintenance and parts support. The approval of the Chiller Preventative Maintenance Professional Services Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The County sites will continue to provide public services and will not result in an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County

**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**Exempt Status:** State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; and 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, and 15301.

**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include unusual circumstances which could have the possibility of having a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the provision of chiller preventative maintenance services at County facilities.

