

DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 20ITB110923C-GS (B)

BID/RFP# TITLE: HVAC On Call Maintenance Services Countywide

ORIGINAL APPROVAL DATE: March 6, 2024

RENEWAL EFFECTIVE DATES: January 1, 2026

RENEWAL OPTION #: 2 **OF** 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$350,000.00

COMPANY'S NAME: Trane U.S., Inc.

ADDRESS: 4000 DeKalb Technology Parkway, Building 100

CITY: Atlanta

STATE: Georgia

ZIP: 30340

This Renewal Agreement No. 2 was approved by the Fulton County Board of

Commissioners on BOC DATE: 9/17/2025 BOC NUMBER: 25-0694(B)

CERTIFICATE OF INSURANCE: The Contractor is required to maintain insurance during the entire term of this Agreement, including any contract renewals. Upon request, the Contractor/Vendor must furnish the County a Certificate of Insurance showing the required coverage as specified in the Contract Agreement and any renewals. A current COI must be provided before the commencement of work on this project under this Contract Renewal. The cancellation of any policy of insurance required by this Agreement shall meet the requirements of notice under the laws of the State of Georgia as presently set forth in the Georgia Code.

SIGNATURES: SEE NEXT PAGE

SIGNATURES:

Contractor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications as referenced herein:

·	
FULTON COUNTY, GEORGIA	TRANI
Signed by:	Signed
Robert L. Pitts 14E1B4AA5F6A44A	Peggy
Robert L. Pitts, Chairman	Peggy
Fulton County Board of Commissioners	Contra
ATTEST:	*Peggy
— Cinned buy	Peggy [
Signed by:	*Note: A
Tongal Flow	agreem
Tonya R. Grier	
Clerk to the Commission	
(Affix County Seal)	
AUTHORIZATION OF RENEWAL:	
Signed by:	
Joseph N. Davis	
Joseph N. Davis, Director	
Department of Real Estate and Asset	
Management	

E U. S., INC.

Dawson

Dawson act Administrative Assistant

Dawson

Dawson, Contract Administrative Assistant

Acknowledged on the same basis as the original

ITEM#:	RM:	ITEM# : ^{25-0694B}	2 nd RM:
REGULAR ME	ETING	SECOND REGUL	AR MEETING

CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

tills certificate does not come rights to the certificate holder in fied of such endorsement(s).				
PRODUCER MARSH & MCLENNAN COMPANIES 1166 Avenue of the Americas New York NY 10036 ATTN: 212-345-6000	CONTACT NAME:	Michaela Grasshoff, ARM		
	PHONE (A/C, No, Ext):	212-345-2794	FAX (A/C, No):	
	E-MAIL ADDRESS:	Michaela.Grasshoff@marsh.com		
		INSURER(S) AFFORDING COVERAGE		
	COMPANY /	A: AIG UK Limited		AA-1120187
INSURED	COMPANY I	3: Old Republic Insurance Company		24147
Trane U.S. Inc.	COMPANY	C: Travelers Indemnity Co of America		25666
4000 Dekalb Technology Parkway Building 100	COMPANY I	D: Travelers Property Casualty Co of Ame	r	25674
Atlanta, GA 30340				
United States				

COVERAGES CERTIFICATE NUMBER: 784544 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

E)	EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.								
INSR LTR		TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S
В	X	COMMERCIAL GENERAL LIABILITY			MWZY 317456-25	4/17/2025	4/17/2026	EACH OCCURRENCE	\$10,000,000.00
		CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000.00
	X	TIME ELEMENT POLLUTION LIABILITY	Х	Х				MED EXP (Any one person)	\$10,000.00
	Х	CONTRACTUAL LIABILITY	^	^				PERSONAL & ADV INJURY	\$10,000,000.00
	GEN	N'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$10,000,000.00
		POLICY X PRO- X LOC						PRODUCTS - COMP/OP AGG	\$10,000,000.00
		OTHER:						policy aggregate	\$20,000,000.00
В	AUT	TOMOBILE LIABILITY			MWTB 317455-25	4/17/2025	4/17/2026	COMBINED SINGLE LIMIT (Ea accident)	\$10,000,000.00
	Х							BODILY INJURY (Per person)	
		OWNED SCHEDULED AUTOS ONLY	X	X				BODILY INJURY (Per accident)	
		HIRED NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
		PHYSICAL DAMAGE/SELF INS.			APD - Self Insured			,	\$
Α	Х	UMBRELLA LIAB X OCCUR			62786003	4/17/2025	4/17/2026	EACH OCCURRENCE	\$10,000,000.00
		EXCESS LIAB CLAIMS-MADE	Χ	X				AGGREGATE	\$10,000,000.00
		DED RETENTION \$							\$
C		RKERS COMPENSATION EMPLOYERS' LIABILITY			UB-8M35413A-25-51-K (AOS) UB-8M35413A-25-51-K (MN)	4/17/2025 4/17/2025	4/17/2026 4/17/2026	X PER OTH-ER	
D D	ANY	PROPRIETOR/PARTNER/EXECUTIVE ICER/MEMBER EXCLUDED?	N/A	Х	UB-8M370386-25-51-R (Retro) TWXJ-UB-7434L45A-24-TIL (OH)	4/17/2025	4/17/2026	E.L. EACH ACCIDENT	\$3,000,000.00
	(Mar	ndatory in NH)	14774		1WXJ-UB-7434L45A-24-11L (UR)	4/17/2025	4/17/2026	E.L. DISEASE - EA EMPLOYEE	
	If yes	s, describe under CRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$3,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Please see page 2 for additional information.

CERTIFICATE HOLDER	CANCELLATION

Fulton County Goverment Department of Purchasing 130 Peachtree Street, SW Suite 1168 Atlanta, Ga 30303-3459 United States

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE Marsh USA, Inc. BY: Michaela Grasshoff, ARM

Medial Grantello

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ADDITIONAL REMARKS SCHEDULE

United States	
AGENCY RAMED INSURED Trane U.S. Inc. 4000 Dekalb Tech Building 100 Atlanta, GA 30340	nology Parkway

EFFEC	CTIVE DATE:				
ADDITIONAL REMARKS					
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,					
FORM NUMBER: FORM TITLE:					
Fulton County Goverment Department of Purchasing , its officials, officers, and employees are included as Additional Insured where required by contract with respect to General Liability pursuant to applicable endorsement.					
Fulton County Government Department of Purchasing, its officials, officers, and employees are included as Additional Insured where required by contract with respect to Automobile Liability pursuant to applicable endorsement.					
Waiver of Subrogation is applicable where required by written contract, but only to the extent of the Named Insured's negligence.					
Waiver of Subrogation is applicable where required by written contract, but only to the extent of the Named Insured's negligence in regards to Workers' Compensation.					
Per project/Per Location applies to GL.					
General Liability includes pollution coverage through the Time Element Pollution Endors	sement 62257 (01/09).				
Job Description: 23ITB110923C-GS					
For questions regarding this certificate of insurance contact: Peggy Dawson Email: Peggy.dawson@tranetechnologies.com Phone: 205-747-4000					

IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – WHERE REQUIRED **UNDER CONTRACT OR AGREEMENT**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART/FORM

It is agreed that such insurance as is afforded by the policy applies subject to the following provisions:

SECTION II - WHO IS AN INSURED is amended to include as an additional insured:

- 1. Any person or organization to whom you become obligated to include as an additional insured under this policy, as a result of any written contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability to the extent caused by you and arising out of your operations, including both continuing and completed operations, or premises owned by or rented to you; or
- 2. Any designated person or organization, designated by you in writing to us, but only with respect to liability to the extent caused by you and arising out of your operations or premises owned by or rented to you and provided the "bodily injury", "property damage" or "personal and advertising injury" occurs subsequent to your written request to designate such person or organization as additional insured.

However, the insurance provided will not exceed the lesser of:

- The coverage and/or limits of this policy; or a.
- The coverage and/or limits required by said contract or agreement. b.

GL 017 003 0423 Page 1 of 1

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25-0693 Real Estate and Asset Management

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 24RFP143594C-JNJ, Landfill Post Closure Services in the amount not to exceed \$650,000.00 with Atlantic Coast Consulting, Inc. (Roswell, GA), to provide landfill post closure services at the Merk Miles Landfill located at 3225 Merk Rd, City of South Fulton, GA and the Morgan Falls Landfill located at 470 Morgan Falls Rd NE, Sandy Springs, GA. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2026 through December 31, 2026.

25-0694 Real Estate and Asset Management

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 23ITB110923C-GS, HVAC On Call Maintenance Services Countywide in the total amount not to exceed \$1,200,000.00 with (A) Mechanical Services, Inc. (Hapeville, GA) in the amount not to exceed \$400,000.00; (B) Trane U.S., Inc. (Atlanta, GA) in the amount not to exceed \$350,000.00; (C) 5 Seasons Mechanical LLC (Norcross, GA) in the amount not to exceed \$250,000.00; and (D) JR Hobbs Co. - Atlanta, LLC (Lawrenceville, GA) in the amount not to exceed \$200,000.00, to provide standby on-site HVAC on call maintenance services of air conditioning systems on an "as needed" basis for all Fulton County facilities. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2026 through December 31, 2026.

25-0695 Real Estate and Asset Management

Request approval to renew existing contracts - Department of Real Estate and Asset Management, Bid #24ITB1312273C-GS, Solid Waste Disposal and Recycling Services Countywide in the total amount not to exceed \$1,717,000.00 with: (A) Latham Home Sanitation Company, Inc. (Loganville, GA) in the amount not to exceed \$672,000.00, to provide both 95-gallon containers for single stream recycling services and 95-gallons for solid waste disposal services for Fulton County Libraries; (B) Georgia Waste Systems, LLC dba Waste Management (Smyrna, GA) in the amount not to exceed \$540,000.00, to provide 8-yard front loader for solid waste disposal services; (C) Arrow, Inc. dba Arrow Waste (Conley, GA) in the amount not to exceed \$480,000.00, to provide open top and compactors for solid waste services; and (D) Carter 1 Enterprises, LLC (Atlanta, GA) in the amount not to exceed \$25,000.00, to provide shredding and disposal of materials services for Fulton County facilities. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2026 through December 31, 2026.



Certificate Of Completion

Envelope Id: A648AEDA-062A-4C97-88EF-5B85056C6D9F

Subject: Renewal Agreement- 23ITB110923C-GS (B) HVAC On Call Maintenance Services Countywide

Parcel ID:

Employee Name: Source Envelope:

Document Pages: 7 Certificate Pages: 6 AutoNav: Enabled

Envelopeld Stamping: Enabled

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

Envelope Originator:

Gertis Strozier 141 Pryor Street

Purchasing & Contract Compliance, Suite 1168

Atlana, GA 30303

gertis.strozier@fultoncountyga.gov IP Address: 134.231.232.249

Record Tracking

Status: Original

10/27/2025 2:13:46 PM

Security Appliance Status: Connected

Storage Appliance Status: Connected

Holder: Gertis Strozier

gertis.strozier@fultoncountyga.gov

Pool: StateLocal

Signatures: 4

Initials: 0

Pool: Fulton County Government

Location: DocuSign

Location: Docusign

Signer Events

Peggy Dawson

secontractmgmt@trane.com Regional Contract Analyst

Security Level: Email, Account Authentication

None)

Signature

Signed by:

PLASY DAWSON
188089D387A4413

Signature Adoption: Pre-selected Style Using IP Address: 168.65.236.1

Timestamp

Sent: 10/27/2025 2:45:24 PM Viewed: 10/27/2025 3:40:39 PM Signed: 10/27/2025 3:43:38 PM

Electronic Record and Signature Disclosure:

Accepted: 10/27/2025 3:40:39 PM

ID: 1e764643-94e0-4c66-a3fc-66b912819b1e

Joseph N. Davis

joseph.davis@fultoncountyga.gov

Director

Security Level: Email, Account Authentication

(None)

Joseph N. Davis E45C5C5F17FB417...

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1702:7490:78e0:201f:5913:908b:6084

Sent: 10/27/2025 3:43:40 PM Viewed: 10/27/2025 3:46:51 PM Signed: 10/27/2025 3:46:59 PM

Electronic Record and Signature Disclosure:

Accepted: 10/27/2025 3:46:51 PM

ID: 2767f4d5-b26f-42b0-a2de-9ab989b86491

Nikki Peterson

nikki.peterson@fultoncountyga.gov

Chief Deputy Clerk to the Board of Commissioners

Fulton County Government

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Accepted: 11/27/2017 1:39:37 PM

ID: b7ce88ee-0c66-4f3a-bfee-705e0af602d8

Completed

Using IP Address: 66.56.23.82

Sent: 10/27/2025 3:47:00 PM Viewed: 10/29/2025 6:45:55 PM Signed: 10/29/2025 6:46:27 PM **Signer Events** Robert L. Pitts

harriet.thomas@fultoncountyga.gov

Chairman **Fulton County**

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Accepted: 10/30/2025 9:18:41 AM ID: be550864-7df7-452d-b3cb-657301909267

Tonya Grier

tonya.grier@fultoncountyga.gov Clerk to the Commission **Fulton County Government**

In Person Signer Events

Editor Delivery Events

Agent Delivery Events

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Accepted: 3/16/2018 10:54:59 AM

ID: f3f241e8-3027-4447-9476-6cf20ae25dd4

Signature

Robert L. Pitts 14E1B4AA5F6A44A.

Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.10

Signed by:

Donyak Shun

EEC476C4837648D.

Sent: 10/30/2025 9:18:54 AM Viewed: 10/30/2025 9:43:00 AM

Sent: 10/29/2025 6:46:30 PM

Viewed: 10/30/2025 9:18:41 AM

Signed: 10/30/2025 9:18:52 AM

Timestamp

Timestamp

Signed: 10/30/2025 9:43:27 AM

Signature Adoption: Uploaded Signature Image Using IP Address: 104.129.206.109

Signature

Status Timestamp

Status Timestamp

Intermediary Delivery Events Status Timestamp

Certified Delivery Events Status **Timestamp**

Carbon Copy Events Status Timestamp

Khandi Flowers

khandi.flowers@fultoncountyga.gov

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Dian DeVaughn

Dian.DeVaughn@fultoncountyga.gov

Security Level: Email, Account Authentication

(None)

Completed

Electronic Record and Signature Disclosure:

Not Offered via Docusign

COPIED

COPIED

Sent: 10/30/2025 9:43:29 AM Viewed: 10/30/2025 5:05:13 PM

10/30/2025 9:43:29 AM

Sent: 10/30/2025 9:43:28 AM

Witness Events Signature **Timestamp**

Notary Events Signature **Timestamp**

Envelope Summary Events Status Timestamps

Envelope Sent Hashed/Encrypted 10/27/2025 2:45:24 PM Certified Delivered Security Checked 10/30/2025 9:43:00 AM Signing Complete Security Checked 10/30/2025 9:43:27 AM

Security Checked **Payment Events Status Timestamps**



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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO Fulton County, Georgia:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: glenn.king@fultoncountyga.gov

To advise Carahsoft OBO Fulton County, Georgia of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at glenn.king@fultoncountyga.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address.. In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

To request paper copies from Carahsoft OBO Fulton County, Georgia

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to glenn.king@fultoncountyga.gov and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Carahsoft OBO Fulton County, Georgia

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may; ii. send us an e-mail to glenn.king@fultoncountyga.gov and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows
	Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0
	or above (Windows only); Mozilla Firefox 2.0
	or above (Windows and Mac); Safari [™] 3.0 or
	above (Mac only)
PDF Reader:	Acrobat® or similar software may be required
	to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies
	-

^{**} These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were

able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Carahsoft OBO Fulton County, Georgia as described above, I
 consent to receive from exclusively through electronic means all notices, disclosures,
 authorizations, acknowledgements, and other documents that are required to be provided
 or made available to me by Carahsoft OBO Fulton County, Georgia during the course of
 my relationship with you.