



**FULTON  
COUNTY**

**CONTRACT DOCUMENTS FOR Trane U.S., Inc.**

**Under Contract**

**Cooperative Agreement OMNIA Partners Contract  
#3341 for HVAC Products, Installation, Labor  
Based Solution and Related Product and Services**

**For**

**Fulton County Department of Real Estate and  
Asset Management**

## **Contract Agreement**

This Agreement to provide turnkey installation by replacing the existing HVAC mechanical equipment Chiller No. 3 due to the exhausted life expectancy of 32-years to a new more-high energy efficient, reliability, cost- effective and fully operational system at the Fulton County Justice Center Complex located at 185 Central Avenue, Atlanta, GA 30303 for the Department Of Real Estate & Asset Management department is made and entered into by and between **FULTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as "County" or "Owner" and **TRANE US, INC.** of Doraville, GA, hereinafter referred to as "Contractor."

### **Contract Documents**

County and Consultant agrees that the Agreement consists of the following contract documents:

- I. Form of this Contract Agreement
- II. OMNIA Partners Contract #3341 for Cooperative or Statewide Contract
- III. Exhibit A: Scope of Services
- IV. Exhibit B: Compensation
- V. Exhibit C: Certificate of Insurance
- VI. Exhibit D: Georgia Security and Immigration Contractor Affidavit

This Agreement was approved by the Fulton County Board of Commissioners on Wednesday, July 9<sup>th</sup>, 2025; Item #25-0515.

### **Contract Term**

The term of the agreement will be effective upon issuance of the Notice to Proceed for 12 months, ending upon completion of the replacement/installation project as determined by Fulton County.

### **Compensation**

Compensation for work performed by Agency on Project shall be in accordance with the payment provisions and compensation schedule, attached as Exhibit B, Compensation.

The total contract amount for the Project shall not exceed \$1,929,310.00 (One Million Nine Hundred Twenty-Nine Thousand Three Hundred Ten Dollars and No Cents) which is full payment for a complete scope of work.

### **Modifications**

If during the course of performing the Project, County and Contractor agree that it is necessary to make changes in the Project as described herein and referenced exhibits, such changes will be incorporated by written amendments in the form of Change Orders to

this Agreement. Any such Change Order and/or supplemental agreement shall not become effective or binding unless approved by the Board of Commissioners and entered on the minutes. Such modifications shall conform to the requirements of Fulton County Purchasing Code §102-420 which is incorporated by reference herein.

### **Indemnification**

Contractor shall indemnify the County and protect, defend, indemnify and hold harmless the County, its officers, officials, employees and volunteers from and against all claims, actions, liabilities, losses (including economic losses), or costs arising out of any actual or alleged:

- a) Bodily injury, sickness, disease, or death; or injury to or destruction of tangible property including the loss of use resulting therefrom; or any other damage or loss or claims arising out of or resulting in whole or part from any actual or alleged act or omission of the Contractor, sub-consultants/subcontractors, anyone directly or indirectly employed by any firm or sub-consultant/subcontractors; or anyone for whose acts any of them may be liable in the performance of the Contract Services;
- b) Violation of any law, statute, ordinance, governmental administrative order, rule, regulation, or infringements of patent rights or other intellectual property rights by the Contractor in the performance of Contract services; or
- c) Liens, claims or actions made by the Contractor or other party performing the Contract Services, as approved by the County. The indemnification obligations herein shall not be limited by any limitation on the amount, type of damages, compensation, or benefits payable by or for the Contractor, or its sub-contractor(s), as approved by the County, under workers' compensation acts, disability benefits acts, other employee benefit actor, or any statutory bar or insurance. The agreement to hold the County, its officer's, agents, and employees harmless shall not be limited to the limits of liability insurance requirements specified in this agreement.

### **Insurance**

Contractor agrees to obtain and maintain insurance coverage pursuant to and based upon the Terms and Conditions of the OMNIA Partners Contract #3341 for HVAC Products, Installation, Labor Based Solutions and Related Product and Services. Contractor agrees to maintain insurance coverage during the entire term of this Agreement. 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.

### **Notices**

Notices concerning the termination of this Agreement, notices of alleged or actual violations of the terms or conditions of this Agreement, and other notices of similar importance shall be made:

By Contractor to:                      Director,  
Department of Real Estate & Asset Management  
141 Pryor Street, SW, Suite G119  
Atlanta, Georgia 30303  
Attn: Joseph Davis  
Email: [joseph.davis@fultoncountyga.gov](mailto:joseph.davis@fultoncountyga.gov)

With a copy to:                      Chief Purchasing Agent  
Department of Purchasing & Contract Compliance  
130 Peachtree Street, S.W., Suite 1168  
Atlanta, Georgia 30303  
Attn: Felicia Strong-Whitaker  
Email: [felicia.strong-whitaker@fultoncountyga.gov](mailto:felicia.strong-whitaker@fultoncountyga.gov)

And by the County to:              Thomas Brown, Account Manager  
**TRANE US, INC.**  
**4000 Dekalb Technology Pkwy Suite 100**  
**Doraville, GA 30340**  
Attn: Thomas Brown  
Email: [thomasg.brown@trane.com](mailto:thomasg.brown@trane.com)

### **Cooperation with other Contractor**

Contractor will undertake the Project in cooperation with and in coordination with other studies, projects or related work performed for, with or by County's employees, appointed committee(s) or other Contractors. Contractor shall fully cooperate with such other related Contractors and County employees or appointed committees. Contractor shall provide within his schedule of work, time and effort to coordinate with other Contractors under contract with County. Contractor shall not commit or permit any act, which will interfere with the performance of work by any other contractor or by County employees. Contractor shall not be liable or responsible for the delays of third parties

**IN WITNESS THEREOF**, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

**FULTON COUNTY, GEORGIA**

Signed by:

*Robert L. Pitts*

Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

ATTEST:

Signed by:

*Tonya R. Grier*

Tonya R. Grier  
Clerk to the Board of Commissioners

(Affix County Seal)



APPROVED AS TO FORM:

Signed by:

*Kaye Burwell*

Kaye Burwell  
Office of the County Attorney

APPROVED AS TO CONTENT:

Signed by:

*Joseph Davis*

Joseph Davis, Director  
Department of Real Estate & Asset Management

CONTRACTOR:

**TRANE US, INC.**

\*

*Thomas Brown*

Thomas Brown, *WATT BROWN*  
Energy Services Account *AREA CONTRACT*  
Executive *MANAGER*

ATTEST:

*S. Ruiz*

Secretary/  
Assistant Secretary

(Affix Corporate Seal)



ATTEST:

*Anna K. Balkonis*

Notary Public

County: La Crosse

Commission Expires: 11/21/27



(Affix Notary Seal)

\* NOTE: Subject to the Omnia - Racine County Contract # 3341 and Trane's Terms and Conditions as referenced in Trane Proposal dated 03/10/25.

ITEM#: 25-0515 RM: 07/09/2025  
**REGULAR MEETING**

ITEM#: \_\_\_\_\_ 2<sup>ND</sup> RM: \_\_\_\_\_  
**SECOND REGULAR MEETING**



Trane  
3600 Pammel Creek Road  
La Crosse, WI 54601 USA  
T: (608) 787-2000

### CERTIFICATE OF AUTHORIZATION

I, Shana Ruiz, Assistant Secretary of Trane U.S. Inc., 3600 Pammel Creek Road, La Crosse, WI 54601, a Delaware corporation, do hereby certify that Matt Broome who signed the attached document, is Area Contract Manager for Trane U.S. Inc. and that he is duly authorized to execute such documents on behalf of the corporation in connection with the following Contract:

*Fulton County, Georgia- JCC Central Plant Replacement*



A handwritten signature in blue ink, reading "S. Ruiz", positioned above a horizontal line.

Shana Ruiz – Assistant Secretary

09/09/2025

Date

**TRANE U.S. INC.**

**WRITTEN CONSENT OF DIRECTORS IN LIEU OF MEETING**

The undersigned, being all of the directors of Trane U.S. Inc., a Delaware corporation (the "Company"), do hereby consent to the following resolutions with the same force and effect as if such resolutions had been duly adopted at a meeting of the directors of the Company:

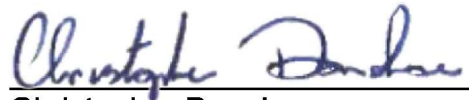
Election of Officers

RESOLVED, that effective as of June 1, 2025, Jenny L. Harper is hereby elected as Assistant Secretary of the Company to serve until the earliest of the termination of her employment, her resignation or retirement, or until her successor has been duly elected and qualified; and

FURTHER RESOLVED, that effective as of June 1, 2025, Shana A. Ruiz is hereby elected as Assistant Secretary of the Company to serve until the earliest of the termination of her employment, her resignation or retirement, or until her successor has been duly elected and qualified; and

FURTHER RESOLVED, that any and all actions taken by Jenny L. Harper and/or Shana A. Ruiz on behalf of the Company prior to their appointment, whether acting individually or together with another or others, be and are hereby approved, ratified and confirmed in all respects.

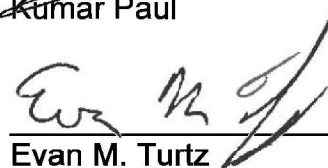
IN WITNESS WHEREOF, the undersigned have caused this consent to be duly signed as of the date set forth below.



Christopher Donohoe



Kumar Paul



Evan M. Turtz

May 21, 2025

# EXHIBIT A

## SCOPE OF SERVICES

## SCOPE OF WORK

(see Exhibit B for continuation)

The Contractor shall, under this Contract, perform the following duties in the scope of work which includes, but is not limited to, the following:

Furnish all materials, labor, tools, equipment, and appurtenances necessary to provide upgrade/ replacement of the existing HVAC mechanical equipment Chiller No. 3 to a more-high energy efficient, reliability, cost- effective and fully operational system at the Fulton County Justice Center Complex located at 185 Central Avenue, Atlanta, GA 30303.

The scope of work also includes but not limited to:

### 1. Mechanical Scope

- Replace Chiller #3.
- ☐ Cut through roof membrane to expose roof cap.
- ☐ Provide temporary weather barrier to be used while roofing membrane is removed.
- ☐ Attach lift points to roof cap.
- ☐ Disconnect and disassemble existing Chiller #3 and prepare for lift.
- ☐ Demo and remove existing 40 HP primary chilled water pump.
- ☐ Clear lift path of existing ductwork, sprinkler lines, refrigerant relief, etc.
- ☐ Install one (1) new CVHF 880-ton chiller and control valves and connect to existing chilled and condenser water piping. Chiller and control valves to be provided by Trane.
- ☐ Install new 40 HP primary chilled water pump. Pump and motor to be provided by Trane.
- ☐ Reinstall any ductwork, sprinkler lines, refrigerant relief, etc. that had been cleared from the lift path.
- ☐ Furnish and install any fittings, transitions and other materials required in replacement of chiller and pump.
- ☐ Furnish and install insulation for new pump and areas of piping were removed during replacement of chiller and pump.
- ☐ Factory start-up and commissioning.
- ☐ Replace roof membrane.

### 2. Electrical Scope

- New step-down transformer and Chiller #3 installation.
- ☐ Disconnect existing chiller from electric service.
- ☐ Disconnect existing primary chilled water pump from existing electrical service.
- ☐ Supply and deliver new transformer to job site. The transformer will need to

- step down the existing 4160v service to 480v for the new chiller.
- ☐ Install new transformer.
- ☐ Include all required disconnects, conduit, conductors, etc.
- ☐ Connect new chiller to new transformer.
- ☐ Connect new primary chilled water pump to existing electrical service. o
- Start-up and commissioning.

### 3. Lift Scope

- Roof cap, chiller, transformer, and refrigerant lift.
- ☐ Lift roof cap.
- ☐ Lift disassembled pieces of Chiller #3 from mechanical room and lower.
- ☐ Lift new chiller and set in mechanical room.
- ☐ Lift new transformer and set in mechanical room.
- ☐ Lift new refrigerant and set in mechanical room.
- ☐ Replace roof cap.
- Traffic control and street closure permits included.

### 4. Implementation Plan

- Expected work to occur a few weeks ahead of new Chiller system arrival
- ☐ Break up concrete slab covering the roof cap.
- ☐ Mechanical to attach lift points to roof cap.
- ☐ Cover roof hatch with temporary weather barrier
- New Trane Chiller system delivered to rigging company
- Removal and Disposal of Existing Chiller
- ☐ Electrical to disconnect existing chiller from electric service
- ☐ Mechanical and rigging to disconnect and disassemble existing Chiller #3 and prepare for lift.
- ☐ Mechanical and rigging to disconnect and disassemble existing Chiller #3 and prepare for lift
- ☐ Mechanical to clear lift path of existing ductwork, sprinkler lines, refrigerant relief, etc.
- Expected Lift Work to Occur on Weekend
- ☐ Rigging to deliver new Trane chiller to job site
- ☐ Electrical to deliver new transformer to job site
- ☐ Crane to lift roof cap, disassembled pieces of Chiller No. 3 from mechanical room
- ☐ Crane to lift new chiller, transformer, new refrigerant, and set in mechanical room
- ☐ Crane to replace roof cap
- Expected Electrical Work following the Lift Work
- ☐ Electrical to install new transformer

- ☐ Electrical to connect new chiller to new transformer
- ☐ Mechanical to install new chiller, pump, and control valves and connect to existing chilled and condenser water piping
- ☐ Mechanical to reinstall any ductwork, sprinkler lines, and refrigerant relief, etc.
- ☐ Trane to install new chiller controls

**Notes:**

1. All work apart from the replacement work to be performed/or completed on the weekend and preparation work and lift to occur/ or be performed during normal business hours (8:00 AM to 5:00 PM; M-F, non-holidays)
2. Asbestos or hazardous material abatement removal shall be performed by customer
3. All existing isolation valves, disconnects, are assumed to be in working condition.
4. Proposal does not include any repairs to the only equipment in the central plant.

## EXHIBIT B COMPENSATION

The County agrees to compensate the Contractor as follows:

County agrees to compensate Contractor for all services performed under this Agreement in an amount not to exceed \$1,929,310.00. The detailed costs are provided on next page.



# Trane Turnkey Replacement of JCT Chiller 3



**Turnkey Proposal For:**

Dexter Dyer  
Fulton County Purch & Land  
141 PRYOR STREET SW STE 7001  
Atlanta, GA 30303-3030

**Local Trane Office:**

Trane U.S. Inc.  
4000 DEKALB TECHNOLOGY  
PARKWAY  
SUITE 100  
Doraville, GA 30340

**Local Trane Representative:**

Thomas Brown  
Office Phone: (404) 321-7500

**Trane Proposal ID:**

7599014

**OMNIA Partners Quote Number:**

G1-285001-24-001

**Date:** March 10<sup>th</sup>, 2025



## Trane Turnkey Proposal

# Executive Summary

### Background

The Fulton County Justice Center (JCC) is cooled by (3) 900 ton chillers in the Central Energy Plant (CEP), located on the 11<sup>th</sup> floor of the Justice Center Tower. The equipment in the CEP is 1992 making it 32 years old. The life-expectancy as outlined by the American Society of Heating Refrigeration and Air-conditioning Engineers (ASHRAE) states that the average life-expectancy of this type of equipment is 23 years. **The equipment in the CEP is going on 10 years past its expected life expectancy.** This is a significant risk to operations at the JCC. Due to the location and size of the JCC CEP, the replacement cost of this equipment is close to 8-figures.

### Current Conditions

Of the (3) chillers in the CEP, only (1) is reliable at this time (Chiller 1). Chillers 2 and 3 both have operational issues that keep them from reliably starting. That said, the issues with Chiller 3 are preventing it from operating.

### Solution

Chiller 3 will be replaced with a new chiller of equal size. Rather than install a 4160v machine like the existing chiller, a step-down transformer will be installed to allow for the installation of a 480v chiller that is easier to maintain. The primary chilled water pump that serves Chiller 3 will also be replaced as part of the project.

The scope of work is turnkey and will provide the Fulton County Justice Center Complex with a second reliable chiller. **The scope of work is quoted on OMNIA Partners Contract Number 3341.**



**Prepared For:**

Dexter Dyer

**Date:**March 10<sup>th</sup>, 2025**Job Name:**

Fulton County JCC Central Plant Replacement

**Proposal ID:**

7599014

**Delivery Terms:**

Freight Allowed and Prepaid – F.O.B. Factory

**Payment Terms:**

Net 30

**State Contractor License Number:****Proposal Expiration Date:**

30 Days

## Scope of Work

“Scope of Work” and notations within are based on the following negotiated scope of work with Dexter Dyer and based on the site surveys performed in February and March of 2024.

It is the intent of this Request for Proposal that the contractor(s) provides all materials, labor, and other costs required to replace Chiller #3 and achieve a complete and fully operational system.

### Mechanical Scope

- Replace Chiller #3.
  - Cut through roof membrane to expose roof cap.
  - Provide temporary weather barrier to be used while roofing membrane is removed.
  - Attach lift points to roof cap.
  - Disconnect and disassemble existing Chiller #3 and prepare for lift.
  - Demo and remove existing 40 HP primary chilled water pump.
  - Clear lift path of existing ductwork, sprinkler lines, refrigerant relief, etc.
  - Install (1) new CVHF 880-ton chiller and control valves and connect to existing chilled and condenser water piping. Chiller and control valves to be provided by Trane.
  - Install new 40 HP primary chilled water pump. Pump and motor to be provided by Trane.
  - Reinstall any ductwork, sprinkler lines, refrigerant relief, etc. that had been cleared from the lift path.
  - Furnish and install any fittings, transitions and other materials required in replacement of chiller and pump.
  - Furnish and install insulation for new pump and areas of piping where removed during replacement of chiller and pump.
  - Factory start-up and commissioning.
  - Replace roof membrane.

### Electrical Scope

- New step-down transformer and Chiller #3 installation.
  - Disconnect existing chiller from electric service.
  - Disconnect existing primary chilled water pump from existing electrical service.
  - Supply and deliver new transformer to job site. The transformer will need to step down the existing 4160v service to 480v for the new chiller.
  - Install new transformer.
  - Include all required disconnects, conduit, conductors, etc.
  - Connect new chiller to new transformer.

- Connect new primary chilled water pump to existing electrical service.
- Start-up and commissioning.

## Lift Scope

- Roof cap, chiller, transformer, and refrigerant lift.
  - Lift roof cap.
  - Lift disassembled pieces of Chiller #3 from mechanical room and lower.
  - Lift new chiller and set in mechanical room.
  - Lift new transformer and set in mechanical room.
  - Lift new refrigerant and set in mechanical room.
  - Replace roof cap.
- Traffic control and street closure permits included.

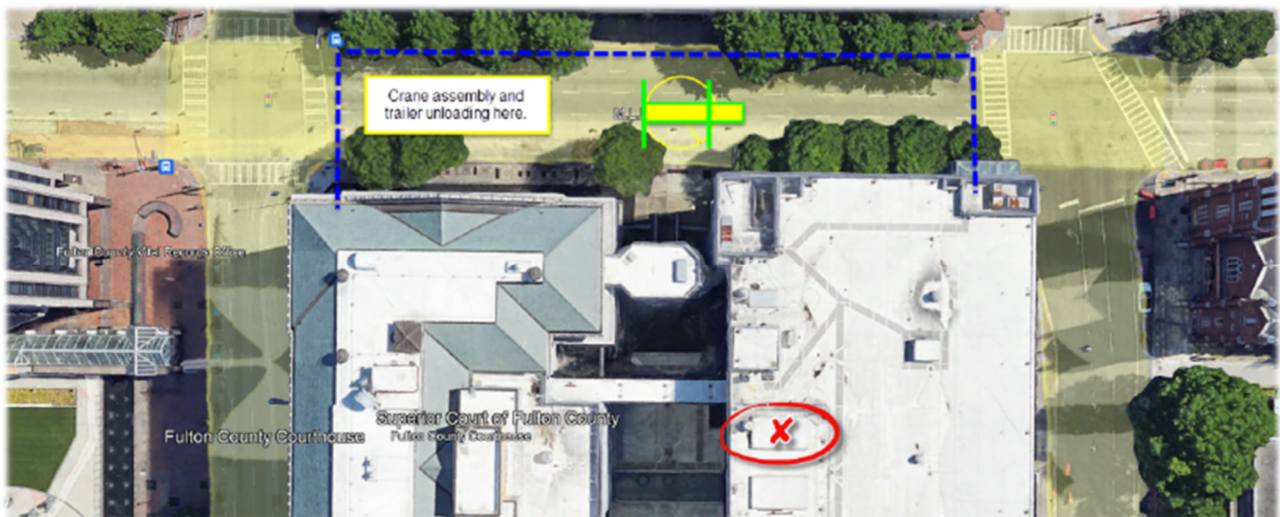
## Proposal Notes/ Clarifications

- All work apart from the work completed on the weekend of the lift is to be performed during normal business hours (8am to 5pm, M-F, non-holidays)
- Proposal does not include additional "Premium Time" or Price Contingency therefor
- Equipment Order Release and Services rendered are dependent on receipt of PO/Subcontract and credit approval
- Trane will not perform any work if working conditions could endanger or put at risk the safety of our employees or subcontractors
- Asbestos or hazardous material abatement removal shall be performed by customer
- All existing isolation valves, disconnects, are assumed to be in working condition.
- Refrigerant exhaust system is assumed to be working and properly operated.
- Proposal does not include any repairs to the only equipment in the central plant.
- Test and Balance is excluded.

# Implimentation Plan

The chiller replacement is expected to take place over a weekend with preparation work to occur during the week prior to the lift and startup to occur the week following the lift. Trane anticipates the following order of events:

- Part 1 – Expected to occur a few weeks ahead of chiller arrival
  - Break up concrete slab covering the roof cap.
  - Mechanical to attach lift points to roof cap.
  - Cover roof hatch with temporary weather barrier.
- Part 2
  - New Trane chiller delivered to rigging company.
- Part 3 – Expected to occur Wednesday before lift
  - Electrical to disconnect existing chiller from electric service.
  - Mechanical and rigging to disconnect and disassemble existing Chiller #3 and prepare for lift.
  - Mechanical to clear lift path of existing ductwork, sprinkler lines, refrigerant relief, etc.
- Part 4 – Expected to occur on Saturday of the lift
  - Rigging to deliver new Trane chiller to job site.
  - Electrical to deliver new transformer to job site.
  - Crane to lift roof cap.
  - Crane to lift disassembled pieces of Chiller #3 from mechanical room and lower.
  - Crane to lift new chiller and set in mechanical room.
  - Crane to lift new transformer and set in mechanical room.
  - Crane to lift new refrigerant and set in mechanical room.
  - Crane to replace roof cap.
- Part 5 – Expected to occur in the days following the lift
  - Electrical to install new transformer.
  - Electrical to connect new chiller to new transformer.
  - Mechanical to install new chiller, pump, and control valves and connect to existing chilled and condenser water piping.
  - Mechanical to reinstall any ductwork, sprinkler lines, refrigerant relief, etc. that had been cleared from the lift path.
  - Trane to install new chiller controls.
- Part 6
  - Roofing contractor to replace roof membrane.
- Part 7
  - Trane to conduct start-up and commissioning which may require some assistance from mechanical and electrical contractors.





# Pricing and Acceptance

Dexter Dyer  
Fulton County Purch & Land  
141 PRYOR STREET SW STE 7001  
Atlanta, GA 30303-3030

## Price

Total Net Price .....\$1,929,310.00 USD

## Financial items not included

- Bid Bond
- Guarantee of any energy, operational, or other savings

Respectfully submitted,

Thomas Brown  
Trane U.S. Inc.  
Office Phone: (404) 321-7500



ACCEPTANCE

This proposal is subject to Customer’s acceptance of the attached Trane Terms and Conditions (Installation).

We value the confidence you have placed in Trane and look forward to working with you.

Retention withheld 5% on installation, 0% on Equipment; rate reduced per the contract documents and released no later than the date of Trane substantial completion.

|                                                          |                                                                                                |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Submitted By: Thomas Brown                               | Cell: (404) 772-7876<br>Office: (404) 321-7500<br>Proposal Date: March 10 <sup>th</sup> , 2025 |
| <b>CUSTOMER ACCEPTANCE</b><br>Fulton County Purch & Land | <b>TRANE ACCEPTANCE</b><br>Trane U.S. Inc.                                                     |
| Authorized Representative                                | Authorized Representative                                                                      |
| Printed Name                                             | Printed Name                                                                                   |
| Title                                                    | Title                                                                                          |
| Purchase Order<br>Acceptance Date:                       | Signature Date<br>License Number:                                                              |



# TERMS AND CONDITIONS – COMMERCIAL INSTALLATION

“Company” shall mean Trane U.S. Inc. for Work performed in the United States or Trane Canada ULC for Work performed in Canada.

**1. Acceptance; Agreement.** These terms and conditions are an integral part of Company’s offer and form the basis of any agreement (the “Agreement”) resulting from Company’s proposal (the “Proposal”) for the commercial goods and/or services described (the “Work”). **COMPANY’S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.** The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent (“Customer”) delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer’s order shall be deemed acceptance of the Proposal subject to Company’s terms and conditions. If Customer’s order is expressly conditioned upon Company’s acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company’s terms and conditions attached or referenced serves as Company’s notice of objection to Customer’s terms and as Company’s counteroffer to provide Work in accordance with the Proposal and the Company terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company’s counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer’s acceptance of the Work by Company will in any event constitute an acceptance by Customer of Company’s terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer’s obligation to pay for Work rendered by Company to the date of cancellation.

**2. Connected Services.** In addition to these terms and conditions, the Connected Services Terms of Service (“Connected Services Terms”), available at <https://www.trane.com/TraneConnectedServicesTerms>, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

**3. Title and Risk of Loss.** All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company’s U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company’s U.S. manufacturing facility or warehouse.

**4. Pricing and Taxes.** Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer’s tax-exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour do not include sales tax and taxes will be added. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company’s factory. Prices for Work are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of goods. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company’s control. If such release is not received within 6 months after date of order receipt, Company reserves the right to cancel any order. If shipment is delayed due to Customer’s actions, Company may also charge Customer storage fees. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased.

**5. Exclusions from Work.** Company’s obligation is limited to the Work as defined and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company.

**6. Performance.** Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer’s expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations.

**7. Payment.** Customer shall pay Company’s invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. If payment is not received as required, Company may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys’ fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made.

**8. Time for Completion.** Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

**9. Access.** Company and its subcontractors shall be provided access to the Work site during regular business hours, or such other hours as may be requested by Company and acceptable to the Work site’ owner or tenant for the performance of the Work, including sufficient areas for staging, mobilization, and storage. Company’s access to correct any emergency condition shall not be restricted. Customer grants to Company the right to remotely connect (via phone modem, internet or other agreed upon means) to Customer’s building automation system (BAS) and/or HVAC equipment to view, extract, or otherwise collect and retain data from the BAS, HVAC equipment, or other building systems, and to diagnose and remotely make repairs at Customer’s request.

**10. Completion.** Notwithstanding any other term or condition herein, when Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company’s representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer’s failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed.

**11. Permits and Governmental Fees.** Company shall secure (with Customer’s assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company’s subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs.

**12. Utilities During Construction.** Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work.

**13. Concealed or Unknown Conditions.** In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company’s cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Contract Price, contract time, or both.

**14. Pre-Existing Conditions.** Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement (“Pre-Existing Conditions”), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

**15. Asbestos and Hazardous Materials.** Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and, to the fullest extent permitted by law, shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials.

**16. Force Majeure.** Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

**17. Customer's Breach.** Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead).

**18. Indemnity.** To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

**19. Limitation of Liability.** NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT CONSEQUENTIAL, OR PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS, LOST DOLLAR SAVINGS, OR LOST ENERGY USE SAVINGS, INCLUDING CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

## 20. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANT LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

**21. Patent Indemnity.** Company shall protect and indemnify Customer from and against all claims, damages, judgments and loss arising from infringement or alleged infringement of any United States patent by any of the goods manufactured by Company and delivered hereunder, provided that in the event of suit or threat of suit for patent infringement, Company shall promptly be notified and given full opportunity to negotiate a settlement. Company does not warrant against infringement by reason of Customer's design of the articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, Customer agrees to reasonably cooperate with Company. In connection with any proceeding under the provisions of this Section, all parties concerned shall be entitled to be represented by counsel at their own expense.

**22. Limited Warranty.** Company warrants for a period of 12 months from the date of substantial completion ("Warranty Period") commercial equipment manufactured and installed by Company against failure due to defects in material and manufacture and that the labor/labour furnished is warranted to have been properly performed (the "Limited Warranty"). Trane equipment sold on an uninstalled basis is warranted in accordance with Company's standard warranty for supplied equipment. **Product manufactured by Company that includes required start-up and is sold in North America will not be warranted by Company unless Company performs the product start-up.** Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that the Work can be utilized for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty Period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor/labour associated with the replacement of parts or equipment not conforming to this Limited Warranty. Defects must be reported to Company within the Warranty Period. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No warranty liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO.**

**23. Insurance.** Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

|                              |                            |
|------------------------------|----------------------------|
| Commercial General Liability | \$2,000,000 per occurrence |
| Automobile Liability         | \$2,000,000 CSL            |
| Workers Compensation         | Statutory Limits           |



If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

**24. Commencement of Statutory Limitation Period.** Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

**25. General.** Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. Any action or suit arising out of or related to this Agreement must be commenced within one year after the cause of action has accrued. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

**26. Equal Employment Opportunity/Affirmative Action Clause.** Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

#### **27. U.S. Government Work.**

**The following provision applies only to direct sales by Company to the US Government.** The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

**The following provision applies only to indirect sales by Company to the US Government.** As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-19; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

**28. Limited Waiver of Sovereign Immunity.** If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

**29. Building Automation Systems and Network Security.** Customer and Trane acknowledge that Building Automation System (BAS) and connected networks security requires Customer and Trane to maintain certain cybersecurity obligations. Customer acknowledges that upon completion of installation and configuration of the BAS, the Customer maintains ownership of the BAS and the connected network equipment. Except for any applicable warranty obligations, Customer is solely responsible for the maintenance and security of the BAS and related networks and systems. In the event there is a service agreement between Trane and Customer, Trane will provide the services as set forth in the service agreement.

In order to maintain a minimum level of security for the BAS, associated networks, network equipment and systems, Customer's cybersecurity responsibilities include without limitation:

1. Ensure that the BAS, networks, and network equipment are physically secure and not accessible to unauthorized personnel.
2. Ensure the BAS remains behind a secure firewall and properly segmented from all other customer networks and systems, especially those with sensitive information.
3. Keep all Inbound ports closed to any IP Addresses in the BAS.
4. Remove all forwarded inbound ports and IP Addresses to the BAS.
5. Maintain user login credentials and unique passwords, including the use of strong passwords and the removal of access for users who no longer require access.
6. Where remote access is desired, utilize a secure method such as Trane Connect Secure Remote Access or your own VPN.
7. For any Trane services requiring remote data transfer and/or remote user access, configure the BAS and related firewall(s) per instructions provided by Trane. This typically includes configuring Port 443 and associated firewall(s) for Outbound only.
8. Perform regular system maintenance to ensure that your BAS is properly secured, including regular software updates to your BAS and related network equipment (i.e., firewalls).

Any and all claims, actions, losses, expenses, costs, damages, or liabilities of any nature due to Customer's failure to maintain BAS security responsibilities and/or industry standards for cybersecurity are the sole responsibility of the Customer.

1-26.251-10(0123)  
Supersedes 1-26.251-10(1221)



## **SECURITY ADDENDUM**

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

"**Customer Data**" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

"**Equipment**" shall have the meaning set forth in the Agreement.

"**HVAC Machine Data**" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

"**Security Incident**" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.

"**Services**" shall have the meaning set forth in the Agreement.

2. **HVAC Machine Data; Access to Customer Extranet and Third Party Systems.** If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
  - a. **Accounts.** Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
  - b. **Systems.** Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
  - c. **Restrictions.** Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
  - d. **Account Termination.** Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
  - e. **Third Party Systems.** Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.
3. **Customer Data; Confidentiality.** Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents

who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.

4. Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "**Laws**").
5. Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("**Information Security Program**"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.
6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.
7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.
8. Information Security Contact. Trane's information security contact is Local Sales Office.
9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.
10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.
11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.
12. Secure Disposal Policies. Policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.
13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.
14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following
  - (i) data backups; and
  - (ii) formal disaster recovery plan. Such disaster recovery plan is tested at least annually.
15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.



16. Background checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.
17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

November 2023

EXHIBIT C  
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).**

| <b>PRODUCER</b><br>MARSH & MCLENNAN COMPANIES<br>1166 Avenue of the Americas<br>New York NY 10036<br>ATTN: 212-345-6000   | <b>CONTACT</b><br>NAME: Michaela Grasshoff, ARM<br>PHONE (A/C, No, Ext): 212-345-2794<br>E-MAIL ADDRESS: Michaela.Grasshoff@marsh.com<br>FAX (A/C, No):<br><table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>COMPANY A: Old Republic Insurance Company</td> <td>24147</td> </tr> <tr> <td>COMPANY B: Travelers Indemnity Co of America</td> <td>25666</td> </tr> <tr> <td>COMPANY C: Travelers Property Casualty Co of Amer</td> <td>25674</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | NAIC # | COMPANY A: Old Republic Insurance Company | 24147 | COMPANY B: Travelers Indemnity Co of America | 25666 | COMPANY C: Travelers Property Casualty Co of Amer | 25674 |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------|-------------------------------------------|-------|----------------------------------------------|-------|---------------------------------------------------|-------|--|--|--|--|--|--|
| INSURER(S) AFFORDING COVERAGE                                                                                             | NAIC #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |        |                                           |       |                                              |       |                                                   |       |  |  |  |  |  |  |
| COMPANY A: Old Republic Insurance Company                                                                                 | 24147                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |        |                                           |       |                                              |       |                                                   |       |  |  |  |  |  |  |
| COMPANY B: Travelers Indemnity Co of America                                                                              | 25666                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |        |                                           |       |                                              |       |                                                   |       |  |  |  |  |  |  |
| COMPANY C: Travelers Property Casualty Co of Amer                                                                         | 25674                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |        |                                           |       |                                              |       |                                                   |       |  |  |  |  |  |  |
|                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |        |                                           |       |                                              |       |                                                   |       |  |  |  |  |  |  |
|                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |        |                                           |       |                                              |       |                                                   |       |  |  |  |  |  |  |
|                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |        |                                           |       |                                              |       |                                                   |       |  |  |  |  |  |  |
| <b>INSURED</b><br>Trane U.S. Inc.<br>4000 Dekalb Technology Parkway<br>Building 100<br>Atlanta, GA 30340<br>United States |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |        |                                           |       |                                              |       |                                                   |       |  |  |  |  |  |  |

**COVERAGES**      **CERTIFICATE NUMBER:** 785266      **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.

| INSR LTR         | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ADDL INSD                                    | SUBR WVD | POLICY NUMBER                                                                                                        | POLICY EFF (MM/DD/YYYY)                          | POLICY EXP (MM/DD/YYYY)                          | LIMITS                                                                                                                                                                                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A                | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> CLAIMS-MADE<br/> <input checked="" type="checkbox"/> TIME ELEMENT POLLUTION LIABILITY<br/> <input checked="" type="checkbox"/> CONTRACTUAL LIABILITY<br/>           GEN'L AGGREGATE LIMIT APPLIES PER:<br/> <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC<br/>           OTHER:         </div> <div> <input checked="" type="checkbox"/> OCCUR<br/> <input type="checkbox"/> SCHEDULED AUTOS ONLY<br/> <input type="checkbox"/> NON-OWNED AUTOS ONLY         </div> </div> | X                                            | X        | MWZY 317456-25                                                                                                       | 4/17/2025                                        | 4/17/2026                                        | EACH OCCURRENCE \$10,000,000.00<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000.00<br>MED EXP (Any one person) \$10,000.00<br>PERSONAL & ADV INJURY \$10,000,000.00<br>GENERAL AGGREGATE \$10,000,000.00<br>PRODUCTS - COMP/OP AGG policy aggregate \$20,000,000.00 |
| A                | <input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b><br><div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> ANY AUTO<br/> <input type="checkbox"/> OWNED AUTOS ONLY<br/> <input type="checkbox"/> HIRED AUTOS ONLY<br/> <input type="checkbox"/> PHYSICAL DAMAGE/SELF INS.         </div> <div> <input type="checkbox"/> SCHEDULED AUTOS ONLY<br/> <input type="checkbox"/> NON-OWNED AUTOS ONLY         </div> </div>                                                                                                                                                                                                                                    | X                                            | X        | MWTB 317455-25<br><br>APD - Self Insured                                                                             | 4/17/2025                                        | 4/17/2026                                        | COMBINED SINGLE LIMIT (Ea accident) \$10,000,000.00<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)<br>\$                                                                                                                    |
|                  | <input type="checkbox"/> <b>UMBRELLA LIAB</b><br><input type="checkbox"/> <b>EXCESS LIAB</b><br>DED RETENTION \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                              |          |                                                                                                                      |                                                  |                                                  | EACH OCCURRENCE<br>AGGREGATE<br>\$                                                                                                                                                                                                                                           |
| B<br>B<br>C<br>C | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Y/N<br><input checked="" type="checkbox"/> N | N/A      | UB-8M35413A-25-51-K (AOS)<br>UB-8M35413A-25-51-K (MN)<br>UB-8M370386-25-51-R (Retro)<br>TWXJ-UB-7434L45A-24-TIL (OH) | 4/17/2025<br>4/17/2025<br>4/17/2025<br>4/17/2025 | 4/17/2026<br>4/17/2026<br>4/17/2026<br>4/17/2026 | <input checked="" type="checkbox"/> PER STATUTE<br><input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$3,000,000.00<br>E.L. DISEASE - EA EMPLOYEE \$3,000,000.00<br>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

Fulton County Government  
 Purchasing Department  
 130 Peachtree Street S.W.  
 Suite 1168  
 Atlanta, GA 30303-3459  
 United States

## CANCELLATION

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

*Michaela Grasshoff*

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**ADDITIONAL REMARKS SCHEDULE**

|               |                                                                                                                                 |
|---------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>AGENCY</b> | <b>NAMED INSURED</b><br>Trane U.S. Inc.<br>4000 Dekalb Technology Parkway<br>Building 100<br>Atlanta, GA 30340<br>United States |
|               | <b>EFFECTIVE DATE:</b>                                                                                                          |

**ADDITIONAL REMARKS****THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** \_\_\_\_\_ **FORM TITLE:** \_\_\_\_\_

Fulton County Government Purchasing Department , , 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 Purchasing Department , , 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.

Job Description: JCT Chiller 3

For questions regarding this certificate of insurance contact: Peggy Dawson Email: [Peggy.dawson@tranetechnologies.com](mailto: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:

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

EXHIBIT D  
GEORGIA SECURITY  
AND  
IMMIGRATION CONTRACTOR AFFIDAVIT

**STATE OF GEORGIA  
COUNTY OF FULTON**

**FORM D: GEORGIA SECURITY AND IMMIGRATION CONTRACTOR  
AFFIDAVIT AND AGREEMENT**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services<sup>1</sup> under a contract with **[insert name of prime contractor]** Trane Technologies Company LLC on behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program\*,<sup>2</sup> in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services to this contract with **Fulton County Government**, contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **Fulton County Government** at the time the subcontractor(s) is retained to perform such service.

1540105

EEV/Basic Pilot Program\* User Identification Number

April M Guzinski

BY: Authorized Officer of Agent (Insert Contractor Name)

April M Guzinski

Title of Authorized Officer or Agent of Contractor

Immigration Manager, Legal

Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this 14<sup>th</sup> day of Jan, 2025

Notary Public: Lesley C Maddamma

County: Dekalb

Commission Expires: March 23, 2026



<sup>1</sup>O.C.G.A. § 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed \$2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

<sup>2</sup>\*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].



## Certificate Of Completion

Envelope Id: 2EE85D50-76A9-4113-BD4B-AB8416DECD16

Status: Completed

Subject: Cooperative Agreement. Contract with Trane

Parcel ID:

Employee Name:

Source Envelope:

Document Pages: 32

Signatures: 4

Envelope Originator:

Certificate Pages: 6

Initials: 0

Darlene Banks

AutoNav: Enabled

Stamps: 1

141 Pryor Street

Envelopeld Stamping: Enabled

Purchasing & Contract Compliance, Suite 1168

Time Zone: (UTC-08:00) Pacific Time (US &

Atlanta, GA 30303

Canada)

darlene.banks@fultoncountyga.gov

IP Address: 144.125.34.76

## Record Tracking

Status: Original

Holder: Darlene Banks

Location: DocuSign

7/25/2025 12:27:53 PM

darlene.banks@fultoncountyga.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: Fulton County Government

Location: Docusign

## Signer Events

## Signature

## Timestamp

DARLENE BANKS

**Completed**

Sent: 9/10/2025 6:30:46 AM

darlene.banks@fultoncountyga.gov

Viewed: 9/10/2025 6:32:55 AM

Assistant Purchasing Agent

Using IP Address: 74.174.59.4

Signed: 9/10/2025 6:33:04 AM

Fulton County Government

Security Level: Email, Account Authentication  
(None)

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign

Joseph Davis

Signed by:

*Joseph Davis*  
B20354A88008422...

Sent: 9/10/2025 6:33:06 AM

joseph.davis@fultoncountyga.gov

Viewed: 9/14/2025 1:46:53 AM

Director

Signed: 9/14/2025 1:47:07 AM

Security Level: Email, Account Authentication  
(None)

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1702:7490:78e0:75e2:7bf4:26fd:5b86

Signed using mobile

**Electronic Record and Signature Disclosure:**  
Accepted: 9/14/2025 1:46:53 AM  
ID: 37597a97-d6ce-48cb-9d1a-4bb78bf07957

David Lowman

**Completed**

Sent: 9/14/2025 1:47:09 AM

david.lowman@fultoncountyga.gov

Viewed: 9/14/2025 5:50:48 AM

Security Level: Email, Account Authentication  
(None)

Signed: 9/16/2025 6:14:06 AM

Using IP Address: 47.36.19.90

**Electronic Record and Signature Disclosure:**  
Accepted: 9/14/2025 5:50:48 AM  
ID: d24c00df-6c48-41de-a47c-54aac6739c74

Kaye Burwell

Signed by:

*Kaye Burwell*  
40352659B237414...

Sent: 9/16/2025 6:14:09 AM

kaye.burwell@fultoncountyga.gov

Viewed: 9/16/2025 6:19:57 AM

Deputy County Attorney

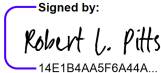
Signed: 9/16/2025 6:23:05 AM

Security Level: Email, Account Authentication  
(None)

Signature Adoption: Pre-selected Style

Using IP Address: 104.129.206.71

**Electronic Record and Signature Disclosure:**

| Signer Events                                                                                                                                                                               | Signature                                                                                                                                                                                                                                   | Timestamp                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Accepted: 9/16/2025 6:19:57 AM<br>ID: ed8878fe-4f67-44ca-89dd-bd84168378bf                                                                                                                  |                                                                                                                                                                                                                                             |                                                                                            |
| Nikki Peterson<br>nikki.peterson@fultoncountyga.gov<br>Chief Deputy Clerk to the Board of Commissioners<br>Fulton County Government<br>Security Level: Email, Account Authentication (None) | Completed<br><br>Using IP Address: 74.174.59.10                                                                                                                                                                                             | Sent: 9/16/2025 6:23:07 AM<br>Viewed: 9/17/2025 8:35:40 AM<br>Signed: 9/17/2025 8:36:01 AM |
| <b>Electronic Record and Signature Disclosure:</b><br>Accepted: 11/27/2017 10:39:37 AM<br>ID: b7ce88ee-0c66-4f3a-bfee-705e0af602d8                                                          |                                                                                                                                                                                                                                             |                                                                                            |
| Robert L. Pitts<br>harriet.thomas@fultoncountyga.gov<br>Chairman<br>Fulton County<br>Security Level: Email, Account Authentication (None)                                                   | <div>Signed by:<br/><br/>14E1B4AA5F6A44A...</div><br>Signature Adoption: Pre-selected Style<br>Using IP Address: 2600:387:2:824::36<br>Signed using mobile | Sent: 9/17/2025 8:36:03 AM<br>Viewed: 9/18/2025 2:53:57 AM<br>Signed: 9/18/2025 2:54:12 AM |
| <b>Electronic Record and Signature Disclosure:</b><br>Accepted: 9/18/2025 2:53:57 AM<br>ID: 2c292168-4f48-4f12-8c1b-65dea3e68f2d                                                            |                                                                                                                                                                                                                                             |                                                                                            |
| Tonya Grier<br>tonya.grier@fultoncountyga.gov<br>Clerk to the Commission<br>Fulton County Government<br>Security Level: Email, Account Authentication (None)                                | <div>Signed by:<br/><br/>EEC476C4837648D...</div><br>                     | Sent: 9/18/2025 2:54:15 AM<br>Viewed: 9/18/2025 5:54:47 AM<br>Signed: 9/18/2025 5:54:57 AM |
|                                                                                                                                                                                             | Signature Adoption: Uploaded Signature Image<br>Using IP Address: 99.96.24.191                                                                                                                                                              |                                                                                            |
| <b>Electronic Record and Signature Disclosure:</b><br>Accepted: 3/16/2018 7:54:59 AM<br>ID: f3f241e8-3027-4447-9476-6cf20ae25dd4                                                            |                                                                                                                                                                                                                                             |                                                                                            |
| DARLENE BANKS<br>darlene.banks@fultoncountyga.gov<br>Assistant Purchasing Agent<br>Fulton County Government<br>Security Level: Email, Account Authentication (None)                         | Completed<br><br>Using IP Address: 74.174.59.4                                                                                                                                                                                              | Sent: 9/18/2025 5:55:00 AM<br>Viewed: 9/18/2025 5:58:12 AM<br>Signed: 9/18/2025 5:58:26 AM |
| <b>Electronic Record and Signature Disclosure:</b><br>Not Offered via DocuSign                                                                                                              |                                                                                                                                                                                                                                             |                                                                                            |
| In Person Signer Events                                                                                                                                                                     | Signature                                                                                                                                                                                                                                   | Timestamp                                                                                  |
| Editor Delivery Events                                                                                                                                                                      | Status                                                                                                                                                                                                                                      | Timestamp                                                                                  |
| Agent Delivery Events                                                                                                                                                                       | Status                                                                                                                                                                                                                                      | Timestamp                                                                                  |
| Intermediary Delivery Events                                                                                                                                                                | Status                                                                                                                                                                                                                                      | Timestamp                                                                                  |
| Certified Delivery Events                                                                                                                                                                   | Status                                                                                                                                                                                                                                      | Timestamp                                                                                  |
| Carbon Copy Events                                                                                                                                                                          | Status                                                                                                                                                                                                                                      | Timestamp                                                                                  |

| Carbon Copy Events                                                                                                                                                                                                                      | Status           | Timestamp                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Thomas BROWN<br>Thomasg.brown@trane.com<br>Security Level: Email, Account Authentication (None)<br><br><b>Electronic Record and Signature Disclosure:</b><br>Accepted: 7/25/2025 1:44:27 PM<br>ID: ff20f521-b22c-481c-a4c2-37d0ffa5bfb9 | COPIED           | Sent: 7/25/2025 12:39:33 PM<br>Resent: 7/25/2025 1:17:57 PM<br>Resent: 9/10/2025 6:30:44 AM<br>Viewed: 9/18/2025 6:06:33 AM |
| Thomas Brown<br>Thomasg.brown@trane.com<br>Security Level: Email, Account Authentication (None)<br><br><b>Electronic Record and Signature Disclosure:</b><br>Accepted: 7/25/2025 1:44:27 PM<br>ID: ff20f521-b22c-481c-a4c2-37d0ffa5bfb9 | COPIED           | Sent: 9/10/2025 6:30:45 AM<br>Viewed: 9/10/2025 1:34:40 PM                                                                  |
| Dian DeVaughn<br>dian.devaughn@fultoncountyga.gov<br>Security Level: Email, Account Authentication (None)<br><br><b>Electronic Record and Signature Disclosure:</b><br>Not Offered via DocuSign                                         | COPIED           | Sent: 9/18/2025 5:58:30 AM<br>Viewed: 9/18/2025 6:22:05 AM                                                                  |
| Witness Events                                                                                                                                                                                                                          | Signature        | Timestamp                                                                                                                   |
| Notary Events                                                                                                                                                                                                                           | Signature        | Timestamp                                                                                                                   |
| Envelope Summary Events                                                                                                                                                                                                                 | Status           | Timestamps                                                                                                                  |
| Envelope Sent                                                                                                                                                                                                                           | Hashed/Encrypted | 7/25/2025 12:39:34 PM                                                                                                       |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Envelope Updated                                                                                                                                                                                                                        | Security Checked | 9/10/2025 6:30:44 AM                                                                                                        |
| Certified Delivered                                                                                                                                                                                                                     | Security Checked | 9/18/2025 5:58:12 AM                                                                                                        |
| Signing Complete                                                                                                                                                                                                                        | Security Checked | 9/18/2025 5:58:26 AM                                                                                                        |
| Completed                                                                                                                                                                                                                               | Security Checked | 9/18/2025 5:58:30 AM                                                                                                        |
| Payment Events                                                                                                                                                                                                                          | Status           | Timestamps                                                                                                                  |
| Electronic Record and Signature Disclosure                                                                                                                                                                                              |                  |                                                                                                                             |

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**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                                                                                                                                 |

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