

**ADDENDUM TO TRANE SELECT SERVICE AGREEMENT for 2025 through 2028**  
**Between**  
**LARAMIE COUNTY AND TRANE U.S., INC.**

THIS ADDENDUM is made and entered into by and between the Laramie County, P. O. Box 608, Cheyenne, Wyoming 82003, Wyoming 82009 ("COUNTY") and Trane U.S. Inc., 2416 Donella Ct, Unit D, Fort Collins, CO 80524 ("CONTRACTOR") (COUNTY and CONTRACTOR collectively known as "Parties" herein.) The Parties agree as follows:

**I. PURPOSE**

The purpose of this Addendum is to modify the "Trane Select Service Agreement 2025-2028" project and scope of service (hereinafter "Agreement"), attached and incorporated herein as "Attachment A." The Agreement is for CONTRACTOR provide service and repair to the HVAC Systems at multiple county locations, for the benefit of COUNTY. The Agreement comprises of a Project and Scope of Services Agreement dated October 21, 2024 (53 pages), Terms and Conditions - Service (3 pages), Security Addendum (3 pages) and the County's RFP for HVAC Services 2025-2028 (14 pages) for a total of seventy-three (73) pages. For purposes of reference and interchangeability: CONTRACTOR is referred to as "Company" or "Trane" in the Agreement and COUNTY is referred to as "Customer" in the Agreement.

**II. TERM**

This Addendum shall commence on the date last executed by the duly authorized representatives of the parties to this Agreement and shall remain in full force and effect until the Agreement and Addendum are completely performed or are terminated as provided herein.

**III. RESPONSIBILITIES OF COUNTY**

COUNTY shall pay CONTRACTOR three-hundred ninety-six thousand four-hundred twenty-five dollars and zero cents (\$396,425.00) for 2025 services, four-hundred nine thousand six-hundred thirty-six dollars and zero cents (\$409,636.00) for 2026 services, and four-hundred twenty-one thousand nine-hundred twenty-five dollars and zero cents (\$421,925.00) for 2027 services detailed in "Attachment A."

**IV. RESPONSIBILITIES OF CONTRACTOR**

CONTRACTOR shall provide and complete the services as fully described in "Attachment A."

**V. MODIFICATIONS**

1. Section 2 "Acceptance" of the Terms and Conditions is hereby **removed**, as both the term and conditions of acceptance are covered by this Addendum.

**Note:** *The Section numbers of Terms and Conditions are duplicative and often repeat. For the purposes of this addendum the titles of the sections shall be given greater reference than the associated Section numbers.*

2. Section 0 "Connected Services" of the Terms and Conditions is hereby **removed**, as there terms and scope of said connected services are covered by this Addendum.
3. Section 4 "Payment" of the Terms and Conditions is hereby **removed**, as the conditions of Payment are outlined in General Provisions, No. 16 of this Addendum. The COUNTY will not be liable for attorneys' fees to CONTRACTOR.
4. Section 5 "Customer Breach" of the Terms and Conditions is hereby **removed**, as the remedies to CONTRACTOR are outlined in General Provisions, Nos. 10, 12 and 16 of this Addendum. The COUNTY will not be liable for "all damages sustained" by CONTRACTOR.
5. Section 1 "Indemnity" and Section 4 "Asbestos and Hazardous Materials" of the Terms and Conditions is hereby **modified**, as indemnity for the Parties are outlined in General Provisions, No. 12 of this Addendum.
6. Section 6 "Force Majeure" of the Terms and Conditions is hereby **removed**, as Force Majeure is outlined in General Provisions, No. 15 of this Addendum.
7. Section 5 "Insurance" is hereby removed as the County carries overwhelmingly sufficient liability coverage for its operations as a governmental entity.
8. Section 8 "General" of the Terms and Conditions is hereby **removed** as these terms are outlined in General Provisions, Nos. 2, 3, 4, 7, 10, 11, and 19 of this Addendum.
9. Section 21 "Limited Waiver of Sovereign Immunity" of the Terms and Conditions is hereby **removed** as, sovereign immunity for COUNTY is expressly reversed, in full, in General Provisions, No.10.
10. Section 4 "Customer Data; Compliance with Laws" of the Security Addendum **shall add** the following sentence: "Subject to the Wyoming Public Records Act, Wyo. Stat. §§ 16-4-201 et. seq., the Parties agree that no shared information, including Customer Data, will be sold, given or loaned to any person or entity not a Party to this Agreement without the express written consent of the owner of the information."

**All "removed" items under this Modifications section will have no force or effect on the Parties.**

## VI. GENERAL PROVISIONS

1. Independent Contractor: The services to be performed by CONTRACTOR are those of an independent contractor and not as an employee of the COUNTY. CONTRACTOR is not eligible for Laramie County Employee benefits and will be treated as an independent contractor for federal tax filing purposes. CONTRACTOR assumes responsibility for its personnel who provide services pursuant to this Contract and will make all deductions required of employers by state, federal and local laws and shall maintain liability insurance for each of them. CONTRACTOR is free to perform the same or similar services for others.

2. Entire Agreement: The Agreement (73 pages) and this Addendum (6 pages) represents the entire and integrated agreement and understanding between the parties in regard to the subject matter herein and supersedes all prior negotiations, statements, representations and agreements, whether written or oral.

3. Assignment: Neither this Agreement and Addendum, nor any rights or obligations hereunder shall be assigned or delegated by a party without the prior written consent of the other party.

4. Modification: This Agreement and Addendum shall be modified only by a written agreement, duly executed by all parties hereto.

5. Termination: This Agreement may be terminated (a) by either party at any time for failure of the other party to comply with the terms and conditions of this agreement; (b) by either party, with thirty (30) days' prior written notice to the other party; (c) pursuant to the terms of the Agreement; or (d) upon mutual written agreement by both parties.

6. Invalidity: If any provision of this Agreement and Addendum is held invalid or unenforceable by any court of competent jurisdiction, or if the COUNTY is advised of any such actual or potential invalidity or unenforceability, such holding or advice shall not invalidate or render unenforceable any other provision hereof. It is the express intent of the parties the provisions of this Agreement and Addendum are fully severable.

7. Applicable Law and Venue: The parties mutually understand and agree this Agreement and Addendum shall be governed by and interpreted pursuant to the laws of the State of Wyoming. If any dispute arises between the parties from or concerning this Agreement and Addendum or the subject matter hereof, any suit or proceeding at law or in equity shall be brought in the District Court of the State of Wyoming, First Judicial District, sitting at Cheyenne, Wyoming or the Federal District Court, District Of Wyoming. This provision is not intended nor shall it be construed to waive the COUNTY's governmental immunity as provided in this Agreement and Addendum.

8. Discrimination: All parties agree they will not discriminate against any person who performs work under the terms and conditions of this Agreement and Addendum because of race, color, gender, creed, handicapping condition, or national origin.

9. ADA Compliance: All parties agree they will not discriminate against a qualified individual with disability, pursuant to a law as set forth in the Americans With Disabilities Act, P.L. 101-336, 42 U.S.C. § 12101, *et seq.*, and/or any properly promulgated rules and regulations relating thereto.

10. Governmental/Sovereign Immunity: The COUNTY does not waive its Governmental/Sovereign Immunity, as provided by any applicable law including W.S. § 1-39-101 *et seq.*, by entering into this Agreement and Addendum. Further, COUNTY fully retains all immunities and defenses provided by law with regard to any action, whether in tort, contract or any other theory of law, based on this Agreement and Addendum.

11. Third Parties: The parties do not intend to create in any other individual or entity the status of third party beneficiary, and this Agreement and Addendum shall not be construed so as to create such status. The rights, duties and obligations contained in this Agreement and Addendum shall operate only between the parties to the Agreement and Addendum and shall inure solely to the benefit of the parties to this Agreement and Addendum.

12. Indemnification and Hold Harmless provisions in the Agreement: Each Party to this Addendum shall assume the risk of any liability arising from its own conduct. In no event shall such liability exceed in value the fees for services paid by CONTRACTOR to COUNTY pursuant to this Addendum. Neither party agrees to insure, defend, or indemnify the other. Notwithstanding the foregoing, CONTRACTOR shall carry insurance and bonding sufficient to cover its obligation and provide COUNTY with proof of such insurance upon request. In each instance an Agreement refers to indemnification or "hold harmless", this provision shall control.

14. Conflict of Interest: COUNTY and CONTRACTOR affirm, to their knowledge, no CONTRACTOR employee has any personal beneficial interest whatsoever in the agreement described herein. No staff member of CONTRACTOR, compensated either partially or wholly with funds from this Agreement, shall engage in any conduct or activity which would constitute a conflict of interest relative to this Agreement.

15. Force Majeure: Neither party shall be liable to perform under this Agreement and Addendum if such failure arises out of causes beyond control, and without the fault or the negligence of said party. Such causes may include, but are not restricted to, Act of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. In every case, however, a failure to perform must be beyond the control and without the fault or the negligence of said party.

16. Limitation on Payment: The COUNTY's payment obligation is conditioned upon the availability of funds which are appropriated or allocated for the payment of this obligation. If funds are not allocated and available for the continuance of the services and equipment provided by CONTRACTOR, the Agreement may be terminated by the COUNTY at the end of the period for which funds are available. The COUNTY shall notify CONTRACTOR at the

earliest possible time of the services which will or may be effected by a shortage of funds. At the earliest possible time means at least thirty (30) days before the shortage will affect payment of claims, if the COUNTY knows of the shortage at least thirty (30) days in advance. No penalty shall accrue to the COUNTY in the event this provision is exercised, and the COUNTY shall not be obligated or liable for any future payments due or for any damages as a result of termination under this provision. This provision shall not be interpreted or construed to permit COUNTY to terminate this Agreement in order to acquire similar services from another party.

17. Notices: All notices required and permitted under this Agreement shall be deemed to have been given, if and when deposited in the U.S. Mail, properly stamped and addressed to the party for whom intended at such parties' address listed herein, or when personally delivered personally to such party. A party may change its address for notice hereunder by giving written notice to the other party.

18. Addendum Controls: Where a conflict exists or arises between any provision or condition of this Addendum and the Agreement or any of its attachment, terms and conditions or hyperlinks to exterior agreements, the provisions and conditions set forth in this Addendum shall control.

19. Compliance with Law: The parties agree that they shall comply with all applicable laws, regulations and ordinances, whether Federal, State or Local.

**[remainder of page intentionally left black, signatures on following page]**

**ADDENDUM TO TRANE SELECT SERVICE AGREEMENT for 2025 through 2028**  
**Between**  
**LARAMIE COUNTY AND TRANE U.S., INC.**

**SIGNATURE PAGE**

LARAMIE COUNTY

By: \_\_\_\_\_ Date \_\_\_\_\_  
Chairman, Laramie County Board of Commissioners

ATTEST:

By: \_\_\_\_\_ Date \_\_\_\_\_  
Debra Lee, Laramie County Clerk

CONTRACTOR: TRANE U.S. INC.

By: Sheldon L. Mutzner Date 6/4/2025  
Theodore L. Mutzner, Sr. Contract Manager

This Addendum is effective the date of the last signature affixed to this page.

REVIEWED AND APPROVED AS TO FORM ONLY:

By: Karl F. Lee Date 6/4/25  
Laramie County Attorney's Office



Trane U.S. Inc.  
2416 Donella Ct, Unit D  
Fort Collins, CO 80524  
Phone: (970) 224-7280  
Service Contact: (970) 224-7280

October 21, 2024

Laramie County Government Complex  
309 WEST 20TH STREET  
Cheyenne, WY 82001-8200  
(307) 633-4388

**ATTENTION:** Laramie County Facilities

**SUBJECT:** Trane Select Service Agreement 2025-2028

Your Trane Service Agreement is scheduled for renewal on June 1, 2025. To assure that there will be no interruption of service and benefits to Laramie County Government Complex your Service Agreement will expire on May 31, 2025 The adjusted Service Fees for the renewal term for all sites is set forth in the following table:

**LARAMIE COUNTY GOVERNMENT COMPLEX RENEWAL 2025.**

## **Trane Renewal Pricing 2025-2028**

**LARAMIE COUNTY COURTHOUSE 309 W. 20<sup>TH</sup> ST.**

Contract Year	Annual Amount USD	Payment USD	Payment Term
2025	\$98,636.00	\$24,659.00	Quarterly
2026	\$101,595.00	\$25,398.75	Quarterly
2027	\$104,642.00	\$26,160.50	Quarterly

**LARAMIE COUNTY RECORDS 2001 CAREY AVE.**

Contract Year	Annual Amount USD	Payment USD	Payment Term
2025	\$24,291.00	\$6,072.75	Quarterly
2026	\$25,019.00	\$6,254.75	Quarterly
2027	\$25,770.00	\$6,442.50	Quarterly

**LARAMIE COUNTY SHOOTING SPORTS 13802 BULLSEYE BLVD.**

Contract Year	Annual Amount USD	Payment USD	Payment Term
2025	\$25,180.00	\$6,295.00	Quarterly
2026	\$25,935.00	\$6,483.75	Quarterly
2027	\$26,713.00	\$6,678.25	Quarterly

**LARAMIE COUNTY PUBLIC HEALTH 100 CENTRAL AVE.**

Contract Year	Contract Increase	Payment USD	Payment Term
2025	\$36,918.00	\$9,229.50	Quarterly
2026	\$38,026.00	\$9,506.50	Quarterly
2027	\$39,167.00	\$9,791.75	Quarterly

**LARAMIE COUNTY PUBLIC WORKS 13797 PRAIRIE CENTER CIR.**

Contract Year	Annual Amount USD	Payment USD	Payment Term
2025	\$35,752.00	\$8,938.00	Quarterly
2026	\$36,825.00	\$9,206.25	Quarterly
2027	\$37,930.00	\$9,482.50	Quarterly

**LARAMIE COUNTY PLANNING / CORONER / EMERGENCY MANAGEMENT 3962 ARCHER PKWY.**

Contract Year	Annual Amount USD	Payment USD	Payment Term
2025	\$65,965.00	\$16,491.25	Quarterly
2026	\$69,263.00	\$17,315.75	Quarterly
2027	\$71,341.00	\$17,835.25	Quarterly

**LARAMIE COUNTY LIBRARY 2200 PIONEER AVE.**

Contract Year	Annual Amount USD	Payment USD	Payment Term
2025	\$55,926.00	\$16,716.25	Quarterly
2026	\$57,604.00	\$17,217.75	Quarterly
2027	\$59,332.00	\$17,734.25	Quarterly

**LARAMIE COUNTY EVENTS CENTER**

Contract Year	Annual Amount USD	Payment USD	Payment Term
2025	\$53,757.00	\$13,439.25	Quarterly
2026	\$55,369.00	\$13,842.25	Quarterly
2027	\$57,030.00	\$14,257.50	Quarterly

Contract Year	Annual Amount - All Sites
2025	\$396,425.00
2026	\$409,636.00
2027	\$421,925.00

**The Annual Amount and Payment information set forth above DO NOT include applicable sales tax. Applicable**

**The Annual Amount and Payment information set forth above DO NOT include applicable sales tax. Applicable sales taxes will be included upon generation of the invoice for the renewed Service Agreement. Payment of applicable sales tax is the responsibility of the Customer.**

If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 30 days prior to the renewal date indicated above. If so notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

#### **SCOPE OF SERVICE**

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

#### **TERMS & CONDITIONS**

Terms & Conditions for the renewal period are attached.

#### **CLARIFICATIONS**

If Laramie County Government Complex accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.



Sincerely,

Brandon Lauzun  
Account Manager  
Trane

**\*\*ALL SERVICE AGREEMENT EXCLUSIONS COVERED UNDER THE SELECT SERVICE ARE IN ADDITION TO SECTION 9 – EXCLUSIONS IN THE TERMS AND CONDITIONS PROVIDED WITH THIS PROPOSAL. \*\***

CUSTOMER ACCEPTANCE

Authorized Representative

Printed Name

Title

Purchase Order

Acceptance Date

Trane's License Number:

The Initial Term of this Service Agreement is 3 years, beginning June 1, 2025.

Laramie County	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Maintenance												
Schedule												
Lar. County Courthouse	X			X			X			X		
Lar. County Records			X			X			X			X
Lar. County Shooting Sports	X			X			X			X		
Lar. County Public Works	X			X			X			X		
Lar. County Public Health	X			X			X			X		

Lar. County Library	X			X			X			X		
Lar. County Events Center	x			x		x				x		

**Trane Cleanliness Standards:**

- When Trane arrives on site we will check in and out with each site representative.
- After each complete PM Trane will remove dirty filters and belts from the site and dispose of them.
- All Trash generated from PM Services will be cleaned and removed from the facility.
- After each completed repair Trane will ensure that:
  - All screws/bolts are put back into equipment and panels are closed.
    - If screws/bolts are missing Trane will replace them.
  - Oil and Glycol are cleaned up so new leaks can be identified.
  - All unused parts, trash, and boxes are to be removed from the facility.

**\*\* A 24-hour response time is included with this agreement. Critical pieces of equipment will be responded to the same day\*\***



## HVAC EQUIPMENT COVERAGE

### Laramie County Courthouse

The following "Covered Equipment" will be serviced at Laramie County Courthouse:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air Compressor 1	1	JCI	AD-020-342	JCI-A-005	Air Compressor 1

#### Service Description

Air compressor Bi-Annual inspection (Service 1)

#### Quantity Per Term

6

#### Service 1: Air compressor Bi-Annual inspection

##### Description

- Check the general condition of the unit
- Check Tanks for any Rusting or wear.
- Check Electrical Components for any burning, pitting, or wear.
- Tighten Electrical components as needed.
- Change oil in compressors annually.
- Clean any old oil off of the air compressor so new leaks can be identified.
- Check belts for cracks, grazing, wear and replace as needed.
- Verify the operation of the automatic blow-down on the air tank, if applicable.
- Verify clean air filters

**Air Compressor #1 S# JCI-A-005 is covered under the select service agreement and will be serviced during the duration of this agreement.**

#### Inclusions (Maintainable Components):

- Electrical components
- Belts
- Filters
- Pressure Control / regulating valves
- Semi-Hermetic Compressor
- Blowdown Valve
- Unit Starter

#### Exclusions (Non-Maintainable Components)

- Air Tanks
- Copper Piping
- Building Tubing
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Water Heater 1	1	Other	BTR200-110	MD03-2386406-110	Water Heater 1
Historic Courthouse WH	1	Other	M-II-120A	ND909492	OCHWH-1

#### Service Description

Water heater Bi-Annual Maintenance (Service 2)

Quantity Per Term

6

#### Service 2: Water Heater Bi-Annual Maintenance

##### Description

- Check Water Heater Operation and Safeties
- Inspect Water Tank for any rusting and leaks
- Inspect water piping and valves for any leaks
- Inspect drain pan for any damage or standing water

Water Heater #1 (S# MD03-2386406-110) and Water Heater #2 (S# ND908492) are covered under the select service agreement and will be serviced during the duration of this agreement.

##### Inclusions (Maintainable Components):

- Pressure and Temperature Relief Valve
- Temperature Control Device

##### Exclusions (Non-Maintainable Components)

- Water Tank and internal components
- Drain Pan
- Copper piping and shut off valves
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boiler	1	Other	N2500-MFD	GY41-18-40670	Boiler 2
Boiler	1	Other	N2500-MFD	GY41-18-40671	Boiler 1
Boiler	1	Other	SC-2000	S200-18-01466	Boiler 3

#### Service Description

Boiler Quarterly Maintenance (Service 3)

Quantity Per Term

8

#### Service 3: Boiler Quarterly Maintenance

##### Description

- General Unit Inspection
- Shut Down Boiler
- Replace Condensate Neutralizer (Annually)
- Check operation of boiler safety switches.
- Check operation of pressure gauges.
- Clean Flame Rod
- Check igniter
- Ensure no gas leaks are present at unit.
- Verify manifold gas pressure is correct.
- Verify good combustion

- Return Power to Boiler
- Perform Combustion Analysis on boiler.
- Recommend Boiler Teardowns as Combustion analysis readings require.

#### Boilers 1, 2, and 3

(GY41-18-40670)

(GY41-18-40671)

(S200-18-01466) are covered under the select service agreement and will be serviced during the duration of this agreement.

Once the issue below is resolved risk of noncoverage will be removed.

**\*\* There is a known issue with the flue's connecting Boiler's 1, 2, and 3. Condensing and noncondensing boilers cannot have connecting flues. There is also a known issue with the drainage on the boilers heat exchanger from install. Any equipment damage resulting from this will not be covered under this agreement. \*\***

#### Inclusions (Maintainable Components):

- Temperature Control Devices
- Non-BAS Boiler Sensors.
- Electrical components
- Condensate Neutralizers
- Mechanical Pressure Gauges
- Boiler Control Valve and Actuator
- Heating Components
- Water and airside safeties
- Air bleeds
- Boiler Recirculation pump and motor

#### Exclusions (Non-Maintainable Components)

- Building piping
- Heat Exchangers
- Boiler Teardown/Cleaning Excluded Until Flue issues and drainage are resolved.
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Mechanical-Draft Towers	1	Baltimore Aircoil	PT2-0709A-	U188159501-01-01	CT-1

#### Service Description

Semi-Annual Maintenance Mechanical-Draft Cooling Tower (Service 4)

#### Quantity Per Term

5

#### Service 4: Semi-Annual Maintenance Mechanical-Draft Cooling Tower

##### Description

- Inspect External Condition of Tower
- Visual Inspection of Mechanical Operating Unit
- Verify Water Level
- Tower Basin Inspection and cleaning as needed.
- Check Condition of Gear Box
- Change Oil in Cooling Tower Gear Box
- Cooling Tower Motor Check and Lube
- Cooling Tower Seasonal Start up.
- Cooling Tower Seasonal Shutdown and cleaning.

**Mechanical Draft Tower (U188159501-01-01) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Fan Motor Assemblies
- Sump Heaters
- Electrical Components.
- Mechanical Pressure Gauges
- Unitary sensors
- Evaporative Pads
- Control Valve and Actuator

**Exclusions (Non-Maintainable Components)**

- Drain Pan
- Building Piping and shut off valves
- Wiring
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Pumps	1	Baldor Electric Inc	1205755543	X1812M11332	CSP-1
Vertical Pumps	1	Baldor Electric Inc	1205755543	X1812M11332-1	CSP-2
Vertical Pumps	1	Baldor Electric Inc	EMM2334T-G	09J657T459G1	CWP-1
Vertical Pumps	1	Baldor Electric Inc	EMM2334T-G	09J657T459G1-1	CWP-2
Vertical Pumps	1	Baldor Electric Inc	VEM3559	35A013Q060G1	HWP-4
Vertical Pumps	1	Baldor Electric Inc	VEM3559	35A013Q060G1-1	HWP-3
Vertical Pumps	1	Other	3718	4VC182T1DR40268E	HP-1
Vertical Pumps	1	Taco Inc	KV4075AE2K	537811/11/1	HWP-1
Vertical Pumps	1	Taco Inc	KV4075AE2K	537811/11/1-1	HWP-2

**Service Description**

Bi-Annual Pump running inspection (Service 5)

**Quantity Per Term**

5

**Service 5: Bi-Annual Pump running inspection**

**Description**

- Verify smooth operation of the pump.
- Check for leaks on the mechanical pump seals, if applicable.
- Verify proper water flow through pump.
- Inspect VFD for any burning, tighten electrical, check amperage.
- Lubricate pump and motor, if applicable
- Verify proper voltage and amperage.

**Vertical Pumps:**

(1205755543)

(1205755543)

(EMM2334T-G)

(EMM2334T-G)

(VEM3559)

(VEM3559)

(3718)

(KV4075AE2K)

(KV4075AE2K) is covered under the select service agreement and will be serviced during the duration of this agreement.

**Inclusions (Maintainable Components):**

- Pump Assembly's
- Pump Gaskets
- Pump starters or drives
- Mechanical Pressure Gauges

**Exclusions (Non-Maintainable Components)**

- If manufacturer changes pump design layout and re-piping is required. Laramie County will only pay for re-piping and not pump / motor.
- Black / Galvanized Piping and shut off valves
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Fans	1	Other	845471767	12CC4B	OCH EF-1
Fans	1	Other	845471767	12CC4C	OCH EF-2
Fans	1	Other	845471767	12CC4D	OCH EF-3
Fans	1	Other	PHE1	Cook-1	EF-1
Fans	1	Other	PHE2	Cook-2	EF-2
Fans	1	Other	PHE3	Cook-3	EF-3
Fans	1	Other	PHE4	Cook-4	EF-4

**Service Description**

Exhaust Fan Annual Inspection (Service 6)

**Quantity Per Term**

3

**Service 6: Exhaust Fan Annual Inspection**

**Description**

- Fan Bearing and Motor Lubrication
- Inspect wiring and connections for tightness and signs of overheating and discoloration
- Verify tight bolts, set screws, and locking collars.
- Inspect sheaves and pulleys for wear and alignment
- Replace Belt (if Applicable)
- Inspect dampers for wear, security, and clearances, if applicable
- Check volts and amps of the motor

**Fans:**

(8454771767)

(8454771767)

(8454771767)

( P H E 1 ) ( P H E 2 ) ( P H E 3 ) ( P H E 4 ) a r e  
c o v e r e d u n d e r t h e s e l e c t s e r v i c e  
a g r e e m e n t a n d w i l l b e s e r v i c e d d u r i n g  
t h e d u r a t i o n o f t h i s a g r e e m e n t .

**Inclusions (Maintainable Components):**

- Fan Motor Assembly
- Bearing Assembly

**Exclusions (Non-Maintainable Components)**

- Exhaust fan cap

- Exhaust fan housing
- Wiring
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VAV Fan Powered Terminal Units	1	Other	BHW-4	NS4432528	VAV-1-119

#### Service Description

VAV Annual Filter Change (Service 7)

#### Quantity Per Term

3

#### Service 7: VAV Annual Filter Change

##### Description

- Filter Inspection and Change
- Check electrical for any burning, pitting, or wear
- Check operation of hot water reheat valve
- Check Contactor Operation
- Verify operation of VAV

VAV's 1-119 are covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Unit level sensors
- Hot water reheat valves and actuators
- Thermostats
- Electrical Components

#### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Building Piping
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
AHU-2 (K94C15261)	1	Trane	MCCA080FBC	K94C15261	AHU-2
AHU-1 (K94B09921)	1	Trane	MCCA100GAF	K94B09921	AHU-1

#### Service Description

AHU Quarterly Inspection (Service 8)

#### Quantity Per Term

11

#### Service 8: AHU Quarterly Inspection

##### Description

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Supply Fan Belt Inspection
- Condensate Inspection
- Coil Inspection
- Air Handler Filter Replacement (Quarterly)
- Reinstall Access Panels or Close Access Doors

- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Air Handler Filter Visual Inspection
- Supply Fan and Motor Inspection and bearing greasing
- Supply Fan Belt change (annually)

**AHU's 1 and 2 (K94C15261) (K94B09921) are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- **Fan Motor Assembly**
- **Unit level sensors**
- **Hot water reheat valves and actuators**
- **Chilled Water Valve and Actuators**
- **Thermostats**
- **Electrical Components**

**Exclusions (Non-Maintainable Components)**

- **External unit wiring (any wiring before disconnect)**
- **Building Piping**
- **Chilled Water Coils**
- **Hot Water Coils**
- **Main Electrical Panel Breakers**
- **Unit Level BAS Controllers**
- **System Level BAS Controllers**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handler	1	Trane	GRAA80PFBB	A97E35953	MAU-1

**Service Description**

**Quantity Per Term**

MAU Quarterly Inspection (Service 9)

11

**Service 9: MAU Quarterly Inspection**

**Description**

- Unitary Visual Equipment Inspection
- Electrical Inspection
- Fan Motor / Bearing Check
- Filter Replacement (Quarterly)
- Belt Replacement (As Needed)
- Heating Inspection
- Condenser Coil Cleaning (if applicable)
- Condenser Fan Check (if applicable)

**MAU-1 (A97E35953) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- **Fan Motor Assembly**
- **Unit level sensors**
- **Gas Heating Components**
- **Thermostat**
- **Electrical Components**

**Exclusions (Non-Maintainable Components)**

- **Wiring**

- Piping
- DX Cooling Coil
- Heat Exchanger
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Modular Chillers	1	Other	MSS085XCHK	AI01-007	CH-1

#### Service Description

Multi stack quarterly inspection (Service 10)

Quantity Per Term

8

#### Service 10: Multi stack quarterly inspection

##### Description

- Check in with customer representative
- Visual Equipment Inspection
- Check all power supply voltages
- Visually inspect all wiring for hot spots
- Verify the operation of the controls and IGV, if applicable.
- Review device fault history logs and events
- Verify EXV/S Operation
- Verify liquid level sensor operation
- Visually check the unit for leaks
- Verify the operation of the purge check valves
- Check alarms and trend logs for failures or unusual activity.
- Clean system strainers. (pump and chiller) Annually
- Check out with customer representative

CH-1and modules (A101-007) is covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Compressors
- Unit level sensors
- Chilled water valve and actuators
- Air bleeds
- Temperature control device
- Electrical Components

#### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Building Piping
- Heat Exchangers
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Computer Room Air Conditioners	1	Other	CW114DC1A1	N19C150002	HR CRAC

#### Service Description

Computer Room Unit Quarterly Maintenance (Service 11)

Quantity Per Term

11

#### Service 11: Computer Room Unit Quarterly Maintenance

Description

- Customer Notification for Computer Room Units
- Unitary Visual Equipment Inspection
- Return Air Filter Inspection
- Pre-Filter Inspection
- Supply Fan and Motor Inspection
- Humidification Inspection
- Electric Reheat Inspection
- Electrical Inspection
- Computer Room Control Valve Inspection
- Filter Change (As Needed) Date needs to be on filter.
- Replace Belt(s) on Supply Fan (Per Fan)
- Inspect compressor.
  - Visually inspect for leaks or damage. Verify integrity of all mounting and support components.

**HR CRAC (N19C150002) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- **Compressors**
- **Return and Supply Motor Assemblies**
- **Unit level sensors**
- **Condenser valve and actuator**
- **Temperature control device**
- **Electrical Components**

**Exclusions (Non-Maintainable Components)**

- **External unit wiring (any wiring before disconnect)**
- **Building Piping**
- **DX Cooling Coil**
- **Heat Exchangers**
- **Main Electrical Panel Breakers**
- **Unit Level BAS Controllers**
- **System Level BAS Controllers**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Make Up Air Unit	1	Trane	TTA180B400	M293M6LAH	MAU-CU1

**Service Description**

MAU Quarterly Inspection (Service 12)

**Quantity Per Term**

8

**Service 12: MAU Quarterly Inspection**

Description

- Unitary Visual Equipment Inspection
- Electrical Inspection
- Fan Motor / Bearing Check
- Filter Replacement (Quarterly)
- Belt Replacement (As Needed)
- Heating Inspection
- Condenser Coil Cleaning
- Condenser Fan Check

**MAU-CU1 (M293M6LAH) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- **Compressors**

- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Building Piping
- Condenser Coil
- Heat Exchangers
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
RTU Courtroom	1	Trane	YCH180B4H0	M27104028D	RTU Courtroom

**Service Description**

Voyager Quarterly Inspection (Service 14)

**Quantity Per Term**

11

**Service 14: Voyager Quarterly Inspection**

**Description**

- Unitary Visual Equipment Inspection
- Lock Out Tag Out
- Supply Fan Inspection
- Remove Access Panels or Open Access Doors
- Electrical Inspection
- Filter Inspection and Change
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Check Economizer Damper
- Start Up Condenser Fan Check
- Cooling Check (seasonal)
- Start Up Heating Check (seasonal)
- Return Unit to Normal Operation
- Condenser Coil Cleaning

**RTU Courtroom (M27104028D) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Compressors
- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device
- Electrical Components
- Blower Motor Assembly
- Economizer Assembly

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

## Laramie County Records Center

The following "Covered Equipment" will be serviced at Laramie County Records Center:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Condenser 4	1	Trane	2TTX4024B1	72920UR2F	Condenser 4
Condenser 5	1	Trane	2TTX4024B1	72920UX2F	Condenser 5
Condenser 6	1	Trane	2TTX4048B1	7303Y4P2F	Condenser 6
Condenser 2	1	Trane	2TTX4060B1	727187X2F	Condenser 2
Condenser 1	1	Trane	2TTX4060B1	7341TJB2F	Condenser 1
Condenser 3	1	Trane	2TTX4060B1	7313MPE2F	Condenser 3

Service Description	Quantity Per Term
Air Cooled Condenser Quarterly Inspection (Service 1)	12

### Service 1: Air Cooled Condenser Quarterly Inspection

#### Description

- Lock Out Tag Out Condenser
- Electrical Inspection-Unitary
- Clean Condenser Coils as needed
- Leak Test Inspection (Positive Pressure)
- Condenser Coil Check
- Condenser Physical Fan Check
- Remove Lock Out Tag Out and Restore Power
- Manual Log

C o n d e n s e r s ( 7 2 9 2 0 U R 2 F )  
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 a n d w i l l b e s e r v i c e d d u r i n g t h e  
 d u r a t i o n o f  
 this agreement.

#### Inclusions (Maintainable Components):

- Compressors
- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device
- Electrical Components

#### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
AHU-4	1	Trane	TUE1A060A9	72425531G	AHU-4
AHU-6	1	Trane	TUE1A060A9	734253W1G	AHU-6
AHU-1	1	Trane	TUE1D140A9	6302N2J1G	AHU-1
AHU-2	1	Trane	TUE1D140A9	6302N9P1G	AHU-2
AHU-3	1	Trane	TUE1D140A9	6302N9R1G	AHU-3
AHU-5	1	Trane	2TXCD061BC	73232B95G	AHU-5

Service Description	Quantity Per Term
AHU Quarterly Inspection (Service 2)	12

## Service 2: AHU Quarterly Inspection

### Description

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Condensate Inspection
- Coil Inspection
- Air Handler Filter Replacement (Quarterly)
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Heating Operation Inspection
- Return Unit to Normal Operation
- Coil Inspection
- Supply Fan and Motor Inspection

### AHU's

( 7 2 4 2 5 5 3 1 G ) ( 7 3 4 2 5 3 W 1 G )  
 ( 6 3 0 2 N 2 J 1 G ) ( 6 3 0 2 N 9 P 1 G )  
 ( 6 3 0 2 N 9 R 1 G ) ( 7 3 2 3 2 B 9 5 G ) a r e  
 c o v e r e d u n d e r t h e s e l e c t s e r v i c e  
 a g r e e m e n t a n d w i l l b e s e r v i c e d  
 d u r i n g t h e d u r a t i o n o f t h i s  
 agreement.

### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Unit level sensors
- Heating Components
- Thermostats
- Electrical Components

### Exclusions (Non-Maintainable Components)

- Wiring
- Piping
- Heat Exchangers
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Unit Heater 1	1	Other	HOTDAWG 75	75000BTU	Unit Heater 1

Service Description	Quantity Per Term
Unit Heater Quarterly Inspection (Service 3)	12

### Service 3: Unit Heater Quarterly Inspection

#### Description

- Unit Heater Visual Inspection
- Heat Exchanger Visual Inspection
- Clean Flame Rod / Igniter
- Check Operation of Heater

**Unit Heater 1 (75000BTU) is covered under the select service agreement and will be serviced during the duration of this agreement.**

#### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Unit level sensors
- Heating Components
- Thermostats
- Electrical Components

#### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Heat Exchanger
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

## Laramie County Shooting Sports Complex

**The following "Covered Equipment" will be serviced at Laramie County Shooting Sports Complex:**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boiler	1	Lochinvar	FLX	03874-1-1	Boiler #1

### Service Description

### Quantity Per Term

Boiler Quarterly Maintenance (Service 1)

8

### Service 1: Boiler Quarterly Maintenance

#### Description

- General Unit Inspection
- Shut Down Boiler
- Replace Condensate Neutralizer (Annually)
- Check operation of boiler safety switches.
- Check operation of pressure gauges.
- Clean Flame Rod
- Check igniter
- Ensure no gas leaks are present at unit.
- Verify manifold gas pressure is correct.
- Verify good combustion

- Return Power to Boiler
- Perform Combustion Analysis on boiler.
- Teardown boiler and clean based on manufacturer recommendations.

**Boiler 1 (03874-1-1) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Temperature Control Devices
- Non-BAS Boiler Sensors.
- Electrical components
- Mechanical Pressure Gauges
- Boiler Control Valve and Actuator
- Burner Components
- Water and airside safeties
- Air bleeds
- Boiler Recirculation pump and motor

**Exclusions (Non-Maintainable Components)**

- Building Piping
- Heat Exchanger
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Pump	1	Baldor Electric Inc	EJMM2513T	39K062W916G1-1	Hot Water Supply Pump #2
Vertical Pump	1	Baldor Electric Inc	EJMM2513T	39K062W916G1-2	Hot Water Supply Pump #1

Service Description	Quantity Per Term
Bi-Annual Pump Running Inspection (Service 2)	6

**Service 2: Bi-Annual Pump running inspection**

**Description**

- Verify smooth operation of the pump.
- Check for leaks on the mechanical pump seals, if applicable.
- Verify proper water flow through pump.
- Lubricate pump and motor, if applicable
- Inspect VFD, Tighten electrical and check amperage.

**Vertical Pumps HWS#1 (39K062W916G1-1) HWS#2 (39K062W916G1-2) are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Pump Assembly's
- Pump Gaskets
- Pump starters or drives
- Mechanical Pressure Gauges

**Exclusions (Non-Maintainable Components)**

- If the manufacturer changes pump design layout and re-piping is required. Laramie County will only pay for re-piping and not pump / motor.
- Building Piping and shut off valves
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Exhaust Fan	1	Trane	67-98-V6-X	12331174	Exhaust Fan #3
Exhaust Fan	1	Other	300 0MXEHP	006SE15463-00/0000702	West Fan
Exhaust Fan	1	Other	301 0MXEHP	006SE15463-00/0000701	East Fan

Service Description	Quantity Per Term
Exhaust Fan Quarterly Inspection (Service 3)	6

**Service 3: Exhaust Fan Quarterly Inspection**

**Description**

- Fan Bearing and Motor Lubrication
- Inspect wiring and connections for tightness and signs of overheating and discoloration
- Verify tight bolts, set screws, and locking collars.
- Inspect sheaves and pulleys for wear and alignment
- Replace Belt (if Applicable)

**Fans:**

(12331174)

(006SE15463-00/0000702)

(006SE15463-00/0000701) are covered under the select service agreement and will be serviced during the duration of this agreement.

**Inclusions (Maintainable Components):**

- Fan Motor Assembly
- Bearing Assembly

**Exclusions (Non-Maintainable Components)**

- Exhaust fan cap
- Exhaust fan housing
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handler	1	Carrier Corporation	39MW36D021	2612V00011	MAU #1
Makeup Air Handler	1	Carrier Corporation	A2D-71/109	2612V00012	MAU #2

Service Description	Quantity Per Term
Make Up Air Quarterly Inspection (Service 4)	11

#### Service 4: Make Up Air Quarterly Inspection

##### Description

- Unitary Visual Equipment Inspection
- Electrical Inspection
- Fan Motor / Bearing Check
- Filter Replacement (Quarterly)
- Belt Replacement (As Needed)
- Heating Inspection
- Condenser Coil Cleaning (if applicable)
- Condenser Fan Check (if applicable)

**MAU #1 (2612V00011) and MAU #2 (2612V00012) are covered under the select service agreement and will be serviced during the duration of this agreement.**

##### Inclusions (Maintainable Components):

- Compressors
- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device
- Electrical Components

##### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Building Piping
- Condenser Coil
- Heat Exchangers
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Condensing Unit	1	Trane	TTA120E400	104540UEYA	Condensing Unit #4
Condensing Unit	1	Trane	TTA120E400	10484W3LYA	Condensing Unit #3

Service Description	Quantity Per Term
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Air Cooled Condenser Quarterly Inspection (Service 5) 8

#### Service 5: Air Cooled Condenser Quarterly Inspection

##### Description

- Lock Out Tag Out Condenser
- Electrical Inspection-Unitary
- Clean Condenser Coils as needed
- Leak Test Inspection (Positive Pressure)
- Condenser Coil Check
- Condenser Physical Fan Check
- Remove Lock Out Tag Out and Restore Power
- Manual Log

Condensers #4 (104540UEYA) and Condenser #3 (10484W3LYA) are covered under the select service agreement and will be serviced during the duration of this agreement.

**Inclusions (Maintainable Components):**

- Compressors
- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Condenser Coil
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handler	1	Trane	LPCAA08F4J	T11A030310	Air Handler #3
Central Station Air Handler	1	Trane	LPCAA08F4J	T11A03032	Air Handler #4

Service Description	Quantity Per Term
AHU Quarterly Inspection (Service 6)	11

**Service 6: AHU Quarterly Inspection**

**Description**

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Supply Fan Belt Inspection
- Condensate Inspection
- Coil Inspection
- Air Handler Filter Replacement (Quarterly)
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Supply Fan and Motor Inspection
- Supply Fan Belt Inspection (Change Annually)

AHU's #3 and #4 (T11A030310) (T11A03032) are covered under the select service agreement and will be serviced during the duration of this agreement.

**Inclusions (Maintainable Components):**

- Fan Motor Assembly
- Unit level sensors
- Hot water reheat valves and actuators
- Chilled Water Valve and Actuators
- Thermostats
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Building Piping
- Chilled Water Coils
- Hot Water Coils
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

## Laramie County Public Works

The following "Covered Equipment" will be serviced at Laramie County Public Works:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handlers	1	Greenheck	1011862	709506	Shop MAU #1
Makeup Air Handlers	1	Greenheck	1011862	709507	Shop MAU #2
Makeup Air Handlers	1	Greenheck	1011862	709508	Shop MAU #3

**Service Description**

**Quantity Per Term**

Make Up Air Quarterly Inspection (Service 1)

11

**Service 1: Make Up Air Quarterly Inspection**

**Description**

- Unitary Visual Equipment Inspection
- Electrical Inspection
- Fan Motor / Bearing Check
- Filter Replacement (Quarterly)
- Belt Replacement (As Needed)
- Heating Inspection (seasonal)
- Condenser Coil Cleaning (if applicable)
- Condenser Fan Check (if applicable)

**MAU's**

(709506)

(709507)

(709508) are covered under the select service agreement and will be serviced during the duration of this agreement.

**Inclusions (Maintainable Components):**

- Compressors
- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Building Piping
- Condenser Coil
- Heat Exchangers
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air Compressors	1	Other	1WD90	DU170913	Air Compressor #1

Service Description	Quantity Per Term
Air compressor annual maintenance (Service 2)	3

#### Service 2: Air compressor Annual inspection

##### Description

- Check the general condition of the unit
- Check Tanks for any Rusting or wear.
- Check Electrical Components for any burning, pitting, or wear.
- Tighten Electrical components as needed.
- Change oil in compressors annually.
- Clean any old oil off of the air compressor so new leaks can be identified.
- Check belts for cracks, grazing, wear and replace as needed.
- Verify the operation of the automatic blow-down on the air tank, if applicable.
- Verify clean air filters

**Air Compressor #1 S# DU170913 is covered under the select service agreement and will be serviced during the duration of this agreement.**

##### Inclusions (Maintainable Components):

- Electrical components
- Belts
- Filters
- Pressure Control / regulating valves
- Semi-Hermetic Compressor
- Blowdown Valve
- Unit Starter

##### Exclusions (Non-Maintainable Components)

- Air Tanks
- Copper Piping
- Building Tubing
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boiler	1	Other	CRNT3595	M527-10-5646	Boiler 1
Boiler	1	Other	CRNT3595	M547-13-10050	Boiler 2

Service Description	Quantity Per Term
Boiler Quarterly Maintenance (Service 3)	8

#### Service 3: Boiler Quarterly Maintenance

##### Description

- General Unit Inspection
- Shut Down Boiler
- Replace Condensate Neutralizer (Annually)
- Check operation of boiler safety switches.
- Check operation of pressure gauges.
- Clean Flame Rod

- Check igniter
- Ensure no gas leaks are present at the unit.
- Verify manifold gas pressure is correct.
- Verify good combustion
- Return Power to Boiler
- Perform Combustion Analysis on boiler.
- Recommend Boiler Teardowns as manufacturer requires

**Boiler #1 (M527-10-5646) and Boiler #2 (M547-13-10050) are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Temperature Control Devices
- Non-BAS Boiler Sensors.
- Electrical components
- Condensate Neutralizers
- Mechanical Pressure Gauges
- Boiler Control Valve and Actuator
- Burner Components
- Water and airside safeties
- Air bleeds
- Boiler Recirculation pump and motor

**Exclusions (Non-Maintainable Components)**

- Building piping
- Heat Exchangers
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Hot Water Heater	1	Other	REU-KA3237	BA-000895	Water Heater 2
Hot Water Heater	1	Other	REU-KA3237	BA-015623	Water Heater 1

**Service Description**

**Quantity Per Term**

Boiler Quarterly Maintenance (Service 4)

5

**Service 1: Hot Water Heater Bi-Annual Inspection**

**Description**

- General Unit Inspection
- Shut Down Boiler
- Replace Condensate Neutralizer (Annually)
- Check operation of boiler safety switches.
- Check operation of pressure gauges.
- Clean Flame Rod
- Check igniter
- Ensure no gas leaks are present at unit.
- Return Power to Boiler
- Clean Water heater exchanger annually

**Water Heater 1(BA-000895) and Water Heater 2 (BA-015623) are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Temperature Control Devices
- Non-BAS Boiler Sensors.
- Electrical components
- Condensate Neutralizers
- Mechanical Pressure Gauges
- Boiler Control Valve and Actuator
- Heating Components
- Water and airside safeties
- Air bleeds
- Boiler Recirculation pump and motor

**Exclusions (Non-Maintainable Components)**

- Building Piping
- Heat Exchangers
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Computer Room Air Conditioners	1	Other	VS077KUA0E	C11C8H0058	Liebert #1 AHU
Computer Room Air Conditioners	1	Other	VS077KUA0E	C11C8H0059	Liebert #2 AHU

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Computer Room Air Conditioners	1	Liebert Corporation	DDNT650A40	1116C34525	Liebert #2 Condenser
Computer Room Air Conditioners	1	Liebert Corporation	DDNT650A40	1116C34545	Liebert #1 Condenser

**Service Description**

**Quantity Per Term**

Computer Room Unit Quarterly Maintenance (Service 5)

11

**Service 5: Computer Room Unit Quarterly Maintenance**

**Description**

- Customer Notification for Computer Room Units
- Unitary Visual Equipment Inspection
- Return Air Filter Inspection
- Pre-Filter Inspection
- Supply Fan and Motor Inspection
- Humidification Inspection
- Electric Reheat Inspection
- Electrical Inspection
- Computer Room Control Valve Inspection
- Filter Change (As Needed) dates on filter required
- Condenser Fan Motor Inspection
- Condenser Coil Cleaning (As Needed)
- Replace Belt(s) on Supply Fan (Annually)

**Liebert #1 (C11C8H0058) and Liebert #2 (C11C8H0059) are covered under the select service agreement and will be serviced during the duration of this agreement.**

Inclusions (Maintainable Components):

- Compressors
- Return and Supply Motor Assemblies
- Unit level sensors
- Condenser valve and actuator
- Temperature control device
- Electrical Components

Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Building Piping
- DX Cooling Coil
- Heat Exchangers
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Pumps	1	Other	1400-45	TACO-2	Pump 4 - Chill Water Supply 2
Vertical Pumps	1	Other	2400-45-3P	TACO-1	Pump 3 - Chill Water Supply 1
Vertical Pumps	1	Other	2400-45-3P	TACO-3	Pump 5 - Hot Water Supply 3
Vertical Pumps	1	Other	2400-45-3P	TACO-4	Pump 6 - Hot Water Supply 4
Vertical Pumps	1	Other	P63CKB-274	F10C-1	Pump 1 Hot Water Supply 1
Vertical Pumps	1	Other	P63CKB-274	F10C-2	Pump 2 - Hot Water Supply 2

Service Description

Quantity Per Term

Bi-Annual Pump Running Inspection (Service 6)

6

Service 6: Bi-Annual Pump Running Inspection

Description

- Verify smooth operation of the pump.
- Check for leaks on the mechanical pump seals, if applicable.
- Verify proper water flow through pump.
- Lubricate pump and motor, if applicable

Vertical Pumps

( T a c o 1 ) ( T a c o 2 ) ( T a c o 3 )  
( T a c o 4 ) ( F 1 0 C - 1 ) ( F 1 0 C - 2 )  
a r e c o v e r e d u n d e r t h e s e l e c t  
s e r v i c e a g r e e m e n t a n d w i l l  
b e s e r v i c e d d u r i n g t h e  
d u r a t i o n o f t h i s a g r e e m e n t .

**Inclusions (Maintainable Components):**

- Pump Assembly's
- Pump Gaskets
- Pump starters or drives
- Mechanical Pressure Gauges

**Exclusions (Non-Maintainable Components)**

- If the manufacturer changes pump design layout and re-piping is required. Laramie County will only pay for re-piping and not pump / motor.
- Building Piping and shut off valves
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Unit Heaters	1	Other	CTH2-175	1103-030-175-0003	Shop IR Unit Heater #1
Unit Heaters	1	Other	CTH2-175	1103-030-175-0004	Shop IR Unit Heater #2
Unit Heaters	1	Other	CTH2-175	1103-030-175-0005	Shop IR Unit Heater #3
Unit Heaters	1	Other	CTH2-175	1103-030-175-0006	Shop IR Unit Heater #4
Unit Heaters	1	Other	CTH2-175	1103-030-175-0007	Shop IR Unit Heater #5
Unit Heaters	1	Other	CTH2-175	1103-030-175-0008	Shop IR Unit Heater #6
Unit Heaters	1	Other	UDAS300-2	BKE79Y9N006281	Shop Unit Heater #1
Unit Heaters	1	Other	UDAS300-2	BKE79Y9N006284	Welding Shop Unit Heater #1
Unit Heaters	1	Other	UDAS300-2	BKE79Y9N006285	Washer Bay Unit Heater #1
Unit Heaters	1	Other	UDAS300-2	BKE79Y9N006286	Fab Bay Unit Heater #1

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Unit Heaters	1	Other	UDAS300-2	BKE79Y9N006282	Shop Unit Heater #2
Unit Heaters	1	Other	UDAS300-2	BKE79Y9N006283	Shop Unit Heater #4
Unit Heaters	1	Other	UDAS300-2	BKE79Y9N006287	Shop Unit Heater #3

Service Description	Quantity Per Term
Unit Heater Quarterly Inspection (Service 7)	3

**Service 7: Unit Heater Quarterly Inspection**

Description

- Unit Heater Visual Inspection
- Heat Exchanger Visual Inspection
- Clean Flame Rod / Igniter
- Check Operation of Heater

#### Unit Heaters

(1103-030-175-0003) (1103-030-175-0004) (1103-030-175-0005) (1103-030-175-0006) (1103-030-175-0007) (1103-030-175-0008) (BKE79Y9N006281) (BKE79Y9N006284) (BKE79Y9N006285) (BKE79Y9N006286) (BKE79Y9N006282) (BKE79Y9N006283) (BKE79Y9N006287) are covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Unit level sensors
- Filters (if needed)
- Heating Components
- Thermostats
- Electrical Components

#### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Building Piping
- Heat Exchanger
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Fans	1	Greenheck	S9-65-B-X	124034031104	Shop Exhaust Fan #1
Fans	1	Greenheck	SQ-85-B-X	124034021104	Shop Exhaust Fan #2

#### Service Description

#### Quantity Per Term

Exhaust Fan Quarterly Inspection (Service 8)

3

#### Service 8: Exhaust Fan Quarterly Inspection

##### Description

- Fan Bearing and Motor Lubrication
- Replace Filters (Quarterly)
- Inspect wiring and connections for tightness and signs of overheating and discoloration
- Verify tight bolts, set screws, and locking collars.
- Inspect sheaves and pulleys for wear and alignment
- Replace Belt (annually)

#### Fans:

(124034031104)

(124034021104) are covered under the select service agreement and will be serviced during the duration of this agreement.

**Inclusions (Maintainable Components):**

- Fan Motor Assembly
- Bearing Assembly

**Exclusions (Non-Maintainable Components)**

- Exhaust fan cap
- Exhaust fan housing
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Ductless Mini-Split	1	Mitsubishi Electric US Inc	PUY-A36NHA	0ZU00977A	CU-1 Mini Split

Service Description	Quantity Per Term
Quarterly inspection for Mini Split System (Service 11)	11

**Service 11: Quarterly inspection for Mini Split System**

**Description**

- Clean washable indoor filter as needed
- Clean condenser coil (As Needed)
- Check the indoor fan wheel and blower assembly
- Check Condenser Operation
- Verify proper operation.

**Ductless Mini Split (0ZU00977A) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Compressors
- Electrical components
- Filter
- Temperature control device

**Exclusions (Non-Maintainable Components)**

- Interconnecting system piping
- External unit wiring (any wiring before disconnect)
- Condenser Coil
- Evaporator Coil

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handlers	1	York International	XTI-051X07	ADXM XT0299	AHU-1

Service Description	Quantity Per Term
AHU Quarterly Inspection (Service 12)	11

**Service 12: AHU Quarterly Inspection**

**Description**

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Supply Fan Belt replacement (Annually)

- Condensate Inspection
- Coil Inspection
- Air Handler Filter Replacement (Quarterly)
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Supply Fan and Motor Inspection
- Supply Fan Belt Inspection

**AHU #1 (ADXMXT0299) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Fan Motor Assembly
- Unit level sensors
- Hot water reheat valves and actuators
- Chilled Water Valve and Actuators
- Thermostats
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- Wiring
- Piping
- Chilled Water Coils
- Hot Water Coils
- Piping
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Cooling Tower	1	Baltimore Aircoil	VF1-01.8-2	U108551701	Cooling Tower #1

**Service Description**

**Quantity Per Term**

Semi-Annual Maintenance Mechanical-Draft Cooling Tower (Service 13)

5

**Service 13: Semi-Annual Maintenance Mechanical-Draft Cooling Tower**

**Description**

- Inspect External Condition of Tower
- Visual Inspection of Mechanical Operating Unit
- Verify Water Level
- Tower Upper and Lower Basin Inspection
- Check Condition of Gear Box
- Change Oil in Cooling Tower Gear Box
- Cooling Tower Motor Check and Lube
- Cooling Tower Seasonal Start up.
- Cooling Tower Seasonal Shutdown and cleaning.

**Mechanical Draft Tower (U108551701) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Fan Motor Assemblies
- Sump Heaters
- Electrical Components.
- Mechanical Pressure Gauges

- Unitary sensors
- Control Valve and Actuator

**Exclusions (Non-Maintainable Components)**

- Drain Pan
- Evaporative Cooling Pads
- Building Piping and shut off valves
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

## Archer Complex Planning / Coroner / Emergency Mgmt.

The following "Covered Equipment" will be serviced at LC Archer Complex Planning Coroner Emergency Mgmt:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boilers	1	Other	CRNT3597.4	W641-10-6019	Boiler #1
Boilers	1	Other	CRNT3597.4	W645-10-6159	Boiler #2
Boilers	1	Other	RC98HP	BL.VA-031617	Water Heater 2B
Boilers	1	Other	RC98HP	BL.VA-032162	Water Heater 1B

Service Description	Quantity Per Term
Boiler Quarterly Maintenance (Service 1)	8

**Service 1: Boiler Quarterly Maintenance**

**Description**

- General Unit Inspection
- Shut Down Boiler
- Replace Condensate Neutralizer (Annually)
- Check operation of boiler safety switches.
- Check operation of pressure gauges.
- Clean Flame Rod
- Check igniter
- Ensure no gas leaks are present at the unit.
- Verify manifold gas pressure is correct.
- Verify good combustion
- Return Power to Boiler
- Perform Combustion Analysis on boiler.
- Recommend Boiler Teardowns as Manufacturer recommends

**Boiler and on demand heaters**

(W641-10-6019)

(W645-10-6159)

(BL.VA-031617)

(BL.VA-032162) are covered under the select service agreement and will be serviced during the duration of this agreement.

**Inclusions (Maintainable Components):**

- Temperature Control Devices
- Non-BAS Boiler Sensors.

- Electrical components
- Condensate Neutralizers
- Mechanical Pressure Gauges
- Boiler Control Valve and Actuator
- Heating Components
- Water and airside safeties
- Air bleeds
- Boiler Recirculation pump and motor

**Exclusions (Non-Maintainable Components)**

- Building piping
- Heat Exchangers
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Mechanical-Draft Towers	1	Baltimore Aircoil	VFI-036-22	NS4434021	Cooling Tower #1

**Service Description**

**Quantity Per Term**

Semi-Annual Maintenance Mechanical-Draft Cooling Tower (Service 2)

8

**Service 2: Semi-Annual Maintenance Mechanical-Draft Cooling Tower**

**Description**

- Inspect External Condition of Tower
- Visual Inspection of Mechanical Operating Unit
- Verify Water Level
- Tower Upper and Lower Basin Inspection
- Check Condition of Gear Box
- Belt Replacement (Annually)
- Change Oil in Cooling Tower Gear Box
- Cooling Tower Motor Check and Lube
- Cooling Tower Seasonal Start up.
- Cooling Tower Seasonal Shutdown and cleaning.

**Mechanical Draft Tower (U108551701) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Fan Motor Assemblies
- Sump Heaters
- Electrical Components.
- Mechanical Pressure Gauges
- Unitary sensors
- Control Valve and Actuator

**Exclusions (Non-Maintainable Components)**

- Drain Pan
- Building Piping and shut off valves
- Evaporative Pads
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Pumps	1	Baldor Electric Inc	EM3157T-8	35Q187T020G1-1	Hot Water Pump #1
Vertical Pumps	1	Baldor Electric Inc	EM3157T-8	35Q187T020G1-2	Hot Water Pump #2
Vertical Pumps	1	Baldor Electric Inc	EM3157T-8	35Q187T020G1-4	Chilled Water Pump #4
Vertical Pumps	1	Danfoss	EM3157T-8	35Q187T020G1-3	Chilled Water Pump #3

#### Service Description

#### Quantity Per Term

Bi-Annual Pump Running Inspection (Service 3)

5

#### Service 3: Bi-Annual Pump Running Inspection

##### Description

- Verify smooth operation of the pump.
- Check for leaks on the mechanical pump seals, if applicable.
- Verify proper water flow through pump.
- Lubricate pump and motor, if applicable
- Verify proper voltage and amperage.

#### Vertical Pumps

(35Q187T020G1-1)

(35Q187T020G1-2)

(35Q187T020G1-3)

(35Q187T020G1-4) are covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Pump Assembly's
- Pump Gaskets
- Pump starters or drives
- Mechanical Pressure Gauges

#### Exclusions (Non-Maintainable Components)

- If the manufacturer changes pump design layout and re-piping is required. Laramie County will only pay for re-piping and not pump / motor.
- Black / Galvanized Piping and shut off valves
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handlers	1	York International	XTI-048X07	ADXMXT0293	AHU-1B
Central Station Air Handlers	1	York International	XTI-063X11	80XMXT092	AHU-1A

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handlers	1	Other	DJS40/C/0	DK6009ERV-1	ERV-1

#### Service Description

#### Quantity Per Term

AHU Quarterly Inspection (Service 4)

11

#### Service 4: AHU Quarterly Inspection

##### Description

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Supply Fan Belt Inspection
- Condensate Inspection
- Coil Inspection
- Air Handler Filter Replacement (Quarterly)
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Air Handler Filter Visual Inspection
- Supply Fan and Motor Inspection
- Supply Fan Belt Inspection

AHU #1B (ADXMXT0293) AHU #1A (80XMXT092) and ERV-1 (DK6009ERV-1) are covered under the select service agreement and will be serviced during the duration of this agreement.

##### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Unit level sensors
- Hot water reheat valves and actuators
- Chilled Water Valve and Actuators
- Thermostats
- External unit wiring (any wiring before disconnect)
- Electrical Components

##### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Building Piping
- Chilled Water Coils
- Hot Water Coils
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Variable Air Volume Box	1	Other	VPEF	NS5424463	VAV's 16-21 / VAV's 1-14

#### Service Description

#### Quantity Per Term

VAV Annual Filter Change (Service 6)

3

#### Service 6: VAV Annual Filter Change

##### Description

- Filter Inspection and Change
- Check electrical for any burning, pitting, or wear
- Check operation of hot water reheat valve
- Check Contactor Operation
- Verify operation of VAV

VAV's 16-21 and 1-14 are covered under the select service agreement and will be serviced during the duration of this agreement.

##### Inclusions (Maintainable Components):

- Fan Motor Assembly

- Unit level sensors
- Hot water reheat valves and actuators
- Thermostats
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Building Piping
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

## Laramie County Public Health

The following "Covered Equipment" will be serviced at Laramie County Public Health:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Trane Controls	1	Trane	Tracer SC+	SC#1	SC#1

**Service Description**

**Quantity Per Term**

Trane Controls Maintenance (Service 1)

6

**Service 1: Trane Controls Maintenance**

- Check alarm log
- Clean up unnecessary alarms
- Check Sensor Connectivity
- Check device Connectivity

**SC #1 is covered under the select service agreement and will be serviced during the duration of this agreement.**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boilers	1	Other	807HE	65619026	Boiler #1
Boilers	1	Other	807HE	65619027	Boiler #2

**Service Description**

**Quantity Per Term**

Boiler Semi-Annual Maintenance (Service 2)

6

**Service 2: Boiler Semi-Annual Maintenance**

**Description**

- General Unit Inspection
- Shut Down Boiler
- Replace Condensate Neutralizer (Annually)
- Check operation of boiler safety switches.
- Check operation of pressure gauges.
- Clean Flame Rod
- Check igniter
- Ensure no gas leaks are present at the unit.
- Verify manifold gas pressure is correct.
- Verify good combustion
- Return Power to Boiler
- Perform Combustion Analysis on boiler.
- Tear Down and Clean Boiler as Manufacturer requires

## Boilers

(65619026)

(65619027) are covered under the select service agreement and will be serviced during the duration of this agreement.

### Inclusions (Maintainable Components):

- Temperature Control Devices
- Non-BAS Boiler Sensors.
- Electrical components
- Condensate Neutralizers
- Mechanical Pressure Gauges
- Boiler Control Valve and Actuator
- Heating Components
- Water and airside safeties
- Air bleeds
- Boiler Recirculation pump and motor

### Exclusions (Non-Maintainable Components)

- Black/Galvanized piping
- Heat Exchangers
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air-Cooled Condenser	1	Carrier Corporation	38APS04054	4111Q43604	CU-1
Air-Cooled Condenser	1	Carrier Corporation	38APS04054	4111Q43606	CU-2

Service Description	Quantity Per Term
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Copy of Air-Cooled Condenser Quarterly Inspection (Service 3)

8

### Service 3: Air Cooled Condenser Quarterly Inspection

#### Description

- Lock Out Tag Out Condenser
- Electrical Inspection-Unitary
- Clean Condenser Coils as needed
- Leak Test Inspection (Positive Pressure)
- Condenser Coil Check
- Condenser Physical Fan Check
- Remove Lock Out Tag Out and Restore Power
- Manual Log

Condensers #1 (4111Q43604) and Condenser #2 (4111Q43606) are covered under the select service agreement and will be serviced during the duration of this agreement.

### Inclusions (Maintainable Components):

- Compressors
- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device

- **Electrical Components**

**Exclusions (Non-Maintainable Components)**

- **External unit wiring (any wiring before disconnect)**
- **Condenser Coil**
- **Main Electrical Panel Breakers**
- **Unit Level BAS Controllers**
- **System Level BAS Controllers**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Pumps	1	Other	5K49UN4086	K1418	Hot Water Pump #2
Vertical Pumps	1	Other	5K49UN4086	K1420	Hot Water Pump #1

**Service Description**

**Quantity Per Term**

Bi-Annual Pump Running Inspection (Service 4)

5

**Service 4: Bi-Annual Pump Running Inspection**

**Description**

- Verify smooth operation of the pump.
- Check for leaks on the mechanical pump seals, if applicable.
- Verify proper water flow through pump.
- Lubricate pump and motor, if applicable
- Verify proper voltage and amperage.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected

**Vertical Pumps**

**(K1418)**

**(K1420) are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- **Pump Assembly's**
- **Pump Gaskets**
- **Pump starters or drives**
- **Mechanical Pressure Gauges**

**Exclusions (Non-Maintainable Components)**

- **If the manufacturer changes pump design layout and re-piping is required. Laramie County will only pay for re-piping and not pump / motor.**
- **Building Piping and shut off valves**
- **External unit wiring (any wiring before disconnect)**
- **Main Electrical Panel Breakers**
- **Unit Level BAS Controllers**
- **System Level BAS Controllers**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Fans	1	Other	481244FE12	8381F	Exhaust Fan 2
Fans	1	Other	481244FE12	8381F-1	Exhaust Fan 5
Fans	1	Other	481244FE12	8381F-3	Exhaust Fan 6
Fans	1	Other	481244FE12	8381F-5	Exhaust Fan 4
Fans	1	Other	481244FE12	8381F-6	Exhaust Fan 3
Fans	1	Other	481244FE12	NS1221144	Exhaust Fan 1

## Service Description

## Quantity Per Term

Exhaust Fan Annual Inspection (Service 5)

3

### Service 5: Exhaust Fan Annual Inspection

#### Description

- Fan Bearing and Motor Lubrication
- Inspect wiring and connections for tightness and signs of overheating and discoloration
- Verify tight bolts, set screws, and locking collars.
- Inspect sheaves and pulleys for wear and alignment
- Replace Belt (if Applicable)
- Inspect dampers for wear, security, and clearances, if applicable
- Check volts and amps of the motor

#### Fans:

(8381F)

(8381F-1)

(8381F-3)

(8381F-5)

(8381F-6)

(NS1221144) are covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Bearing Assembly

#### Exclusions (Non-Maintainable Components)

- Exhaust fan cap
- Exhaust fan housing
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Fans	1	Other	VPEF	NS5424420	33 VAVS

## Service Description

## Quantity Per Term

VAV Annual Filter Change (Service 6)

3

### Service 6: VAV Annual Filter Change

#### Description

- Filter Inspection and Change
- Check electrical for any burning, pitting, or wear
- Check operation of hot water reheat valve
- Check Contactor Operation
- Verify operation of VAV
- Calibrate Pneumatic Devices Annually

VAV's 1-33 are covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Unit level sensors
- Hot water reheat valves and actuators

- Thermostats
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Building Piping
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Reciprocating Air Compressors	1	Other	41P0177	417089	Air Compressor #1

**Service Description**

**Quantity Per Term**

Air Compressor Bi-Annual Inspection (Service 7)

5

**Service 7: Air Compressor Bi-Annual inspection**

**Description**

- Check the general condition of the unit
- Check Tanks for any Rusting or wear.
- Check Electrical Components for any burning, pitting, or wear.
- Tighten Electrical components as needed.
- Check oil Level – add oil if needed.
- Clean any old oil off of the air compressor so new leaks can be identified.
- Check belts for cracks, grazing, wear and replace as needed.
- Verify the operation of the automatic blow-down on the air tank, if applicable.
- Verify clean air filters

**Air Compressor #1 S# 417089 is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Electrical components
- Belts
- Filters
- Pressure Control / regulating valves
- Semi-Hermetic Compressor
- Blowdown Valve
- Unit Starter

**Exclusions (Non-Maintainable Components)**

- Air Tanks
- Copper Piping
- Building Tubing
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handler	1	McQuay International	MSL122DV	3XJ01313-04	AHU-2
Central Station Air Handler	1	McQuay International	MSLL280V	3XJ01312-04	AHU-1

## Service Description

## Quantity Per Term

AHU Quarterly Inspection (Service 8)

11

### Service 8: AHU Quarterly Inspection

#### Description

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Supply Fan Belt Inspection
- Condensate Inspection
- Coil Inspection
- Air Handler Filter Replacement (Quarterly)
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Coil Inspection
- Air Handler Filter Visual Inspection
- Supply Fan and Motor Inspection
- Supply Fan Belt Inspection

**AHU #2 (3XJ01313-04) AHU #1 (3XJ01312-04) are covered under the select service agreement and will be serviced during the duration of this agreement.**

#### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Unit level sensors
- Hot water reheat valves and actuators
- Chilled Water Valve and Actuators
- Thermostats
- Electrical Components

#### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Building Piping
- Chilled Water Coils
- Hot Water Coils
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Ductless Split Systems	3	Other	AOU12C0	BDN016546-	Server Room Unit

## Service Description

## Quantity Per Term

Quarterly Inspection for Mini Split System (Service 9)

11

### Service 9: Quarterly inspection for Mini Split System

#### Description

- Clean washable indoor filter as needed
- Clean condenser coil (As Needed)
- Check the indoor fan wheel and blower assembly
- Check Condenser Operation
- Verify proper operation.

**Ductless Mini Split (0ZU00977A) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Compressors
- Electrical components
- Filter
- Temperature control device

**Exclusions (Non-Maintainable Components)**

- Interconnecting system piping
- External unit wiring (any wiring before disconnect)
- Condenser Coil
- Evaporator Coil

## Laramie County Library

The following "Covered Equipment" will be serviced at Laramie County Library:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Fans	1	Trane	BCHC024A1A	T06K54662	FCU-2
Fans	1	Trane	V5E254AB	LPCAA091F0RQ	FCU-1

**Service Description**

**Quantity Per Term**

Fan Coil Unit Annual Inspection (Service 1)

5

**Service 8: Fan Coil Unit Annual Inspection**

**Description**

- Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Supply Fan Belt Inspection
- Condensate Inspection
- Coil Inspection
- Filter Replacement (Quarterly)
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Coil Inspection
- Filter Replacement (Quarterly)
- Supply Fan and Motor Inspection
- Supply Fan Belt Inspection

**FCU-2 (T06K54662) FCU-1 (LPCAA091F0RQ) are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Fan Motor Assembly
- Unit level sensors
- Filters
- Hot water reheat valves and actuators
- Chilled Water Valve and Actuators
- Thermostats
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Building Piping

- Chilled Water Coils
- Hot Water Coils
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boiler	1	Other	BMK 2000	G-21-1016	Boiler 2
Boiler	1	Other	BMK 2000	G-21-2348	Boiler 1
Boiler	1	Other	BMK 2000	G-22-0007	Boiler 3

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Water Heater	1	Other	BTH1999970	G06M001422	WH-1

Service Description	Quantity Per Term
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Boiler Quarterly Maintenance (Service 2)

8

#### Service 2: Boiler Quarterly Maintenance

##### Description

- General Unit Inspection
- Shut Down Boiler
- Replace Condensate Neutralizer (Annually)
- Check operation of boiler safety switches.
- Check operation of pressure gauges.
- Clean Flame Rod
- Check igniter
- Ensure no gas leaks are present at the unit.
- Verify manifold gas pressure is correct.
- Verify good combustion
- Return Power to Boiler
- Perform Combustion Analysis on boiler.
- Teardown and clean boiler as manufacturer requires.

**Boilers 1,2, and 3 and WH-1 are covered under the select service agreement and will be serviced during the duration of this agreement.**

##### Inclusions (Maintainable Components):

- Temperature Control Devices
- Non-BAS Boiler Sensors.
- Electrical components
- Condensate Neutralizers
- Mechanical Pressure Gauges
- Boiler Control Valve and Actuator
- Heating Components
- Water and airside safeties
- Air bleeds
- Boiler Recirculation pump and motor

##### Exclusions (Non-Maintainable Components)

- Building piping
- Heat Exchangers
- Boiler Teardown/Cleaning
- External unit wiring (any wiring before disconnect)

- **Main Electrical Panel Breakers**
- **Unit Level BAS Controllers**
- **System Level BAS Controllers**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Mechanical-Draft Towers	1	Baltimore Aircoil	9VT401-022	1JBF3UZI	Cooling Tower

Service Description	Quantity Per Term
Semi-Annual Maintenance Mechanical-Draft Tower (Service 4)	5

**Service 4: Semi-Annual Maintenance Mechanical-Draft Cooling Tower**

**Description**

- Inspect External Condition of Tower
- Visual Inspection of Mechanical Operating Unit
- Verify Water Level
- Change Belts (annually)
- Tower Upper and Lower Basin Inspection
- Check Condition of Gear Box
- Change Oil in Cooling Tower Gear Box
- Cooling Tower Motor Check and Lube
- Cooling Tower Seasonal Start up.
- Cooling Tower Seasonal Shutdown and cleaning.

**Mechanical Draft Tower (1JBF3UZI) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- **Fan Motor Assemblies**
- **Sump Heaters**
- **Electrical Components.**
- **Mechanical Pressure Gauges**
- **Unitary sensors**
- **Evaporative Pads**
- **Control Valve and Actuator**

**Exclusions (Non-Maintainable Components)**

- **Drain Pan**
- **Building Piping and shut off valves**
- **External unit wiring (any wiring before disconnect)**
- **Main Electrical Panel Breakers**
- **Unit Level BAS Controllers**
- **System Level BAS Controllers**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Pumps	1	Armstrong Pumps Inc	5X4X10 403	552091	Cooling Water CWP #1
Vertical Pumps	1	Armstrong Pumps Inc	5X4X10 403	552091-1	Cooling Water Pump #2
Vertical Pumps	1	Armstrong Pumps Inc	EM2531T	40G048W943	CHWP #1 (Drive)
Vertical Pumps	1	Armstrong Pumps Inc	EM2531T	Z060B140296	CHWP #2 (Drive)
Vertical Pumps	1	Baldor Electric Inc	EM25151T	39K057W915-1	HWP 1

Vertical	1	McQuay International	EM25151	20608010383	HWP
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Service Description	Quantity Per Term
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Bi-Annual Pump Running Inspection (Service 5) 5

#### Service 5: Bi-Annual Pump Running Inspection

##### Description

- Verify smooth operation of the pump.
- Check for leaks on the mechanical pump seals, if applicable.
- Verify proper water flow through pump.
- Lubricate pump and motor, if applicable
- Verify proper voltage and amperage.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected

#### Vertical Pumps

(552091)

(552091-1)

(40G048W943)

(Z060B140296)

(39K057W915-1)

(20608010383) are covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Pump Assembly's
- Pump Gaskets
- Pump starters or drives
- Mechanical Pressure Gauges

#### Exclusions (Non-Maintainable Components)

- If the manufacturer changes pump design layout and re-piping is required. Laramie County will only pay for re-piping and not pump / motor.
- Building Piping and shut off valves
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Condensing Unit	1	Trane	2TTB3018A1	613441X5F	CU-3
Condensing Unit	1	Trane	2TTB3060A1	6384TAT4F	CU-1

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Compressor-Condensing Units - Generic	1	Trane	TWE060A400	6423LY0BD	CU-2

Service Description	Quantity Per Term
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Air Cooled Condenser Quarterly Inspection (Service 6) 8

#### Service 6: Air Cooled Condenser Quarterly Inspection

##### Description

- Lock Out Tag Out Condenser
- Electrical Inspection-Unitary
- Clean Condenser Coils as needed

- Leak Test Inspection (Positive Pressure)
- Condenser Coil Check
- Condenser Physical Fan Check
- Remove Lock Out Tag Out and Restore Power
- Manual Log

**Condensers #1 (4111Q43604) and Condenser #2 (4111Q43606) are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Compressors
- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Condenser Coil
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Fan	1	Bell and Gossett	TCPE-142A	H0B-223897-3	Garage EF-3
Fan	1	McQuay International	BCRD-180HP	H0B-223697-2	Chiller Room EF-2
Fan	1	Other	BCRD-18C	H06-223897-1	Restroom EF-1
Fan	1	Other	BCRD-18C	H06-223897-4	Boiler Room EF-4

Service Description	Quantity Per Term
Exhaust Fan Annual Maintenance (Service 7)	3

**Service 7: Exhaust Fan Annual Maintenance**

**Description**

- Fan Bearing and Motor Lubrication
- Inspect wiring and connections for tightness and signs of overheating and discoloration
- Verify tight bolts, set screws, and locking collars.
- Inspect sheaves and pulleys for wear and alignment
- Replace Belt (if Applicable)

**Fans:**

(H0B-223897-3)

(H0B-223697-2)

**(H06-223897-1) are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Fan Motor Assembly
- Bearing Assembly

**Exclusions (Non-Maintainable Components)**

- Exhaust fan cap
- Exhaust fan housing

- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Unit Cabinet Heater	1	Trane	FFEB0601AA	T06H46584	CUH-6
Unit Cabinet Heater	1	Trane	FFEB0601AA	T06H46585	CUH-5
Unit Cabinet Heater	1	Trane	FFEB0601AA	T06H46586	CUH-2
Cabinet Unit Heater	1	Trane	FFBB0601AA	T06H46587-1	CUH-4
Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Unit Cabinet Heater (Force-Flo)	1	Trane	FFHB0601AA	T06H46583	CUH-1
Unit Cabinet Heater (Force-Flo)	1	Trane	UHSA060W2E	F06H39145-1	CUH-3

#### Service Description

#### Quantity Per Term

Cabinet Unit Heater Bi-Annual Inspection (Service 8)

5

#### Service 8: Cabinet Unit Heater Bi-Annual Inspection (Service 8)

##### Description

- Fan Bearing and Motor Lubrication
- Inspect wiring and connections for tightness and signs of overheating and discoloration
- Verify tight bolts, set screws, and locking collars.
- Inspect sheaves and pulleys for wear and alignment
- Replace Belt (as needed)

#### Cabinet Unit Heater

(T06H46587-1)

(T06H46584)

(T06H46586)

(F06H39145-1) is covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Bearing Assembly

#### Exclusions (Non-Maintainable Components)

- Exhaust fan cap
- Exhaust fan housing
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Variable Air Volume Units - Generic	1	McQuay International	VPEF	NS4432602	VAV 1 - 75

#### Service Description

#### Quantity Per Term

VAV Comprehensive Inspection (Service 11)

3

### Service 6: VAV Annual Filter Change

#### Description

- Filter Inspection and Change
- Check electrical for any burning, pitting, or wear
- Check operation of hot water reheat valve
- Check Contactor Operation
- Verify operation of VAV

VAV's 16-21 and 1-14 are covered under the select service agreement and will be serviced during the duration of this agreement.

#### Inclusions (Maintainable Components):

- Fan Motor Assembly
- Unit level sensors
- Hot water reheat valves and actuators
- Thermostats
- Electrical Components

#### Exclusions (Non-Maintainable Components)

- External unit wiring (any wiring before disconnect)
- Building Piping
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handlers	1	Other	CAH114X156	6302N2J1G	AHU-1
Central Station Air Handlers	1	Other	CAH114X156	6302N9P1G	AHU-2
Central Station Air Handlers	1	Other	CAH114X156	6302N9R1G	AHU-3

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handlers	1	Trane	TWE060A400	6423LY380	AC-2
Central Station Air Handlers	1	Trane	TWE060A400	6423LY381	AC-1
Central Station Air Handlers	1	Trane	F18B100004	6411JBY2	AC-3

### Service Description

### Quantity Per Term

AHU Quarterly Inspection (Service 12)

11

### Service 12: AHU Quarterly Inspection

#### Description

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Supply Fan Belt Inspection
- Condensate Inspection
- Coil Inspection
- Air Handler Filter Replacement (Quarterly)
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Air Handler Filter Visual Inspection
- Supply Fan and Motor Inspection
- Supply Fan Belt Inspection

AHU's  
(6302N2J1G)  
(6302N9P1G)  
(6302N9R1G)  
(6423LY380)  
(6411JBY2) are covered under the select service agreement and will be serviced during the duration of this agreement.

- Inclusions (Maintainable Components):**
- Fan Motor Assembly
  - Unit level sensors
  - Hot water reheat valves and actuators
  - Chilled Water Valve and Actuators
  - Thermostats
  - Electrical Components

- Exclusions (Non-Maintainable Components)**
- External unit wiring (any wiring before disconnect)
  - Building Piping
  - Chilled Water Coils
  - Hot Water Coils
  - Main Electrical Panel Breakers
  - Unit Level BAS Controllers
  - System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
RTHD	1	Trane	RTHDUC1FXH	L23H01726'	CH-1
<b>Service Description</b>				<b>Quantity Per Term</b>	
RTHD Quarterly Inspection (Service 16)				9	

**Service 16: RTHD Quarterly Inspection**  
Description

- Arrive on site and check in with customer.
- Disconnect power to the unit and lock out power sources.
- Visually inspect chiller for any water leaks.
- Electronically leak detect system for any refrigerant leaks.
- Take oil sample (annually)
- Brush Condenser Tubes (annually)
- Electrical Inspection
- Electrical tightening.
- Take amp draws on compressors / motors and record readings.
- Once work is completed return unit to normal operation and check out with customer

**Laramie County Events Center**

The following "Covered Equipment" will be serviced at Laramie County Events Center:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handlers	1	Reznor	PCDH-350	NS5392929	MUA
<b>Service Description</b>				<b>Quantity Per Term</b>	
Make Up Air Quarterly Inspection (Service 1)				10	

**Service 1: Make Up Air Quarterly Inspection**

Description

- Unitary Visual Equipment Inspection
- Electrical Inspection
- Fan Motor / Bearing Check
- Filter Replacement (Quarterly)
- Belt Replacement (As Needed)
- Heating Inspection (seasonal)
- Condenser Coil Cleaning (if applicable)
- Condenser Fan Check (if applicable)

**MAU (PCDH-350) is covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Compressors
- Unit level sensors
- Condenser Fan Motor Assembly
- Temperature control device
- Electrical Components

**Exclusions (Non-Maintainable Components)**

- External unit wiring (any wiring before disconnect)
- Building Piping
- Condenser Coil
- Heat Exchangers
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Fans	1	UNKNOWN		NS5392953	COOK ACE-EC13
Fans	1	UNKNOWN	COOK ACE-B	NS5392935	EF1
Fans	1	UNKNOWN	COOK ACE-B	NS5392942	EF2
Fans	1	UNKNOWN	COOK ACE-B	NS5392943	EF3
Fans	1	UNKNOWN	COOK ACE-B	NS5392944	EF4
Fans	1	UNKNOWN	COOK ACE-D	NS5392945	EF5
Fans	1	UNKNOWN	COOK ACE-D	NS5392946	EF6
Fans	1	UNKNOWN	COOK ACE-D	NS5392952	EF12
Fans	1	UNKNOWN	COOK ACE-E	NS5392948	EF 8
Fans	1	UNKNOWN	COOK GEMIN	NS5392949	EF9
Fans	1	UNKNOWN	COOK GEMIN	NS5392950	EF10
Fans	1	UNKNOWN	COOK GEMIN	NS5392951	EF11

Service Description	Quantity Per Term
Exhaust Fan Annual Maintenance (Service 2)	10

**Service 2: Exhaust Fan Bi-Annual Maintenance**

Description

- Fan Bearing and Motor Lubrication
- Inspect wiring and connections for tightness and signs of overheating and discoloration
- Verify tight bolts, set screws, and locking collars.

- Inspect sheaves and pulleys for wear and alignment
- Replace Belt (if Applicable)

**Exhaust Fans Listed Above are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- **Fan Motor Assembly**
- **Bearing Assembly**

**Exclusions (Non-Maintainable Components)**

- **Exhaust fan cap**
- **Exhaust fan housing**
- **External unit wiring (any wiring before disconnect)**
- **Main Electrical Panel Breakers**
- **Unit Level BAS Controllers**
- **System Level BAS Controllers**

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Infra-Red Gas Heaters	1	UNKNOWN		NS5392936	IH-1
Infra-Red Gas Heaters	1	UNKNOWN		NS5392937	IH-2
Infra-Red Gas Heaters	1	UNKNOWN		NS5392938	IH-3
Infra-Red Gas Heaters	1	UNKNOWN		NS5392939	IH-4
Infra-Red Gas Heaters	1	UNKNOWN		NS5392940	IH-5
Infra-Red Gas Heaters	1	UNKNOWN		NS5392941	IH-6

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Unit Heaters - Generic	1	Reznor	UDAP	NS5392961	GUH4

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Unit Heaters	1	Trane	FFD060	NS5392964	ECUH 2
Unit Heaters	1	Trane	FFD060	NS5392965	ECUH 3
Unit Heaters	1	Trane	UHEC	NS5392962	EUH 1
Unit Heaters	1	Reznor		NS5392958	GUH1
Unit Heaters	1	Reznor		NS5392959	GUH2
Unit Heaters	1	Reznor		NS5392960	GUH3

**Service Description**

**Quantity Per Term**

Unit Heater Bi-Annual Inspection (Service 3)

10

**Service 3: Unit Heater Bi-Annual Inspection**

**Description**

- Fan Bearing and Motor Lubrication
- Inspect wiring and connections for tightness and signs of overheating and discoloration
- Verify tight bolts, set screws, and locking collars.
- Inspect sheaves and pulleys for wear and alignment
- Replace Belt (if Applicable)
- Inspect dampers for wear, security, and clearances, if applicable
- Check volts and amps of the motor

- Visually inspect heat exchangers.
- Check operation of heating.

**Unit Heaters Listed Above are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- Fan Motor Assembly
- Bearing Assembly

**Exclusions (Non-Maintainable Components)**

- Exhaust fan cap
- Exhaust fan housing
- External unit wiring (any wiring before disconnect)
- Main Electrical Panel Breakers
- Unit Level BAS Controllers
- System Level BAS Controllers

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Split System Air Conditioner	1	Daikin Industries Ltd	RK24NVMJU	NS5392980	CU-5
Split System Air Conditioner	1	Daikin Industries Ltd	RK24NVMJU	NS5392981	CU-6
Split System Air Conditioner	1	Lennox IndustriesCX 048hc		NS5392976	CU-1
Split System Air Conditioner	1	Lennox IndustriesCX 048hc		NS5392977	CU-2
Split System Air Conditioner	1	Lennox IndustriesCX 048hc		NS5392978	CU-3
Split System Air Conditioner	1	Samsung	FTJN24NMVJ	NS5392931	AC-1 HEAT PUMP
Split System Air Conditioner	1	Samsung	FTJN24NMVJ	NS5392933	AC 2 HEAT PUMP
Coils	1	Lennox IndustriesCX Inc		NS5392973	CC-1
Coils	1	Lennox IndustriesCX Inc		NS5392974	CC-2
Coils	1	Lennox IndustriesCX Inc		NS5392975	CC-3
Split System Air Conditioner	1	Daikin Industries Ltd	RK24NVMJU	Serial Number	Asset Tag
Split System Air Conditioner	1	Daikin Industries Ltd	RK24NVMJU	NS5392979	CU-4

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Furnaces	1	Lennox IndustriesEL195UHhc		NS5392966	F1
Furnaces	1	Lennox IndustriesEL195UHhc		NS5392971	F2
Furnaces	1	Lennox IndustriesEL195UHhc		NS5392972	F3

Service Description	Quantity Per Term
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Split System Quarterly Maintenance (Service 4)

10

**Service 4: Split System Quarterly Maintenance**

Description

- Replace Filter (Quarterly)
- Clean condenser coil (As Needed)
- Check the indoor fan wheel and blower assembly
- Check Condenser Operation
- Leak test system with electronic device
- Verify proper operation.

**Split System's and Coil's above are covered under the select service agreement and will be serviced during the duration of this agreement.**

**Inclusions (Maintainable Components):**

- **Motor assemblies.**
- **Electrical components.**
- **Temperature control device.**
- **Compressors.**

**Exclusions (Non-Maintainable Components):**

- **Condenser Coil's**
- **Evaporator Coil's**
- **External unit wiring (any wiring before disconnect)**
- **Building Piping**

## TERMS AND CONDITIONS - SERVICE

"Company" shall mean Trane U.S. Inc. dba Trane for Company performance in the United States and Trane Canada ULC for Company performance in Canada.

1. **Agreement.** These terms and conditions ("Terms") 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 following commercial services as stated in the Proposal (collectively, the "Services"): inspection, maintenance and repair (the "Maintenance Services") on equipment (the "Covered Equipment"), specified Additional Work (if any), and, if included in the Proposal, Intelligent Services, Energy Assessment, and any other services using remote connectivity (collectively and individually referred to in these Terms as "Trane Digital Services"). **COMPANY'S TERMS ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.**

0. **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.

2. **Acceptance.** 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. 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 these 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 perform in accordance with the Proposal and 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. Customer's acceptance of performance 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 Services provided by Company to the date of cancellation.

3. **Fees and Taxes.** Fees for the Services (the "Service Fees") are as set forth in the Proposal. Except as otherwise stated in the Proposal, Service Fees are based on performance during regular business hours. Charges for performance outside Company's normal business hours shall be billed separately according to the then prevailing overtime or emergency labor/labour rates. In addition to the stated Service Fees, Customer shall pay all taxes not legally required to be paid by Company or, alternatively, shall provide Company with an acceptable tax exemption certificate.

4. **Payment.** Payment is due upon receipt of Company's invoice. Service Fees shall be paid no less frequently than quarterly and in advance of performance of the Services. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Without liability to Customer, Company may discontinue performance whenever payment is overdue. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due or otherwise enforcing this Agreement.

5. **Customer Breach.** Each of the following constitutes a breach by Customer and shall give Company the right, without an election of remedies, to suspend performance or terminate this Agreement by delivery of written notice declaring termination. Upon termination, Customer shall be liable to the Company for all Services furnished to date and all damages sustained by Company (including lost profit and overhead): (a) Any failure by Customer to pay amounts when due; (b) any general assignment by Customer for the benefit of its creditors, Customer's bankruptcy, insolvency, or receivership; (c) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (d) Any failure by Customer to perform or comply with any material provision of this Agreement.

6. **Performance.** Company shall perform the Services in accordance with industry standards generally applicable in the state or province where the Services are performed under similar circumstances when Company performs the Services. Company may refuse to perform where working conditions could endanger property or put people at risk. Unless otherwise agreed by Customer and Company, at Customer's expense and before the Services begin, Customer will provide any necessary access platforms, catwalks to safely perform the Services in compliance with OSHA, state, or provincial industrial safety regulations or any other applicable industrial safety standards or guidelines. This Agreement presupposes that all major pieces of Covered Equipment are in proper operating condition as of the date hereof. Services furnished are premised on the Covered Equipment being in a maintainable condition. In no event shall Company have any obligation to replace Covered Equipment that is no longer maintainable. During the first 30 days of this Agreement, or upon initial inspection, and/or upon seasonal start-up (if included in the Services), if an inspection by Company of Covered Equipment indicates repairs or replacement is required, Company will provide a written quotation for such repairs or replacement. If Customer does not authorize such repairs or replacement, Company may remove the unacceptable equipment from the Covered Equipment and adjust the Service Fees accordingly. Customer authorizes Company to utilize Customer's telephone line or network infrastructure to connect to controls, systems and/or equipment provided or serviced by Company and to provide Services contracted for or otherwise requested by Customer, including remote diagnostic and repair service. Customer acknowledges that Company is not responsible for any adverse impact to Customer's communications and network infrastructure. Company may elect to install/attach to Customer equipment or provide portable devices (hardware and/or software) for execution of control or diagnostic procedures. Such devices shall remain the personal proprietary property of Company and in no event shall become a fixture of Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices used in connection with the Services on Customer equipment. Company may remove such devices at its discretion. Parts used for any repairs made will be those selected by Company as suitable for the repair and may be parts not manufactured by Company.

7. **Customer Obligations.** Customer shall: (a) Provide Company reasonable and safe access to the Covered Equipment and areas where Company is to work; (b) Follow manufacturer recommendations concerning teardown and internal inspection, major overhaul, restoration or refurbishing of the Covered Equipment; unless expressly stated in the Scope of Services statement, Company is not performing any manufacturer recommended teardown and internal inspection, major overhaul, restoration or refurbishing of the Covered Equipment; and (c) Where applicable, unless water treatment is expressly included in the Services, provide professional cooling tower water treatment in accordance with any reasonable recommendations provided by Company.

8. **Exclusions.** Unless expressly included in the Covered Equipment or the Services, the Services do not include, and Company shall not be responsible for or liable to the Customer for any claims, losses, damages or expenses suffered by the Customer in any way connected with, relating to or arising from, any of the following: (a) Any guarantee of room conditions or system performance; (b) Inspection, maintenance, repair, replacement of or services for: chilled water and condenser water pumps and piping; electrical disconnect switches or circuit breakers; motor starting equipment that is not factory mounted and interconnecting power wiring; recording or portable instruments, gauges or thermometers; non-moving parts or non-maintainable parts of the system, including, but not limited to, storage tanks; pressure vessels, shells, coils, tubes, housings, castings, casings, drain pans, panels, duct work; piping: hydraulic, hydronic, pneumatic, gas, or refrigerant; insulation; pipe covering; refractory material; fuses, unit cabinets; electrical wiring; ductwork or conduit; electrical distribution system; hydronic structural supports and similar items; the appearance of decorative casing or cabinets; damage sustained by other equipment or systems; and/or any failure, misadjustment or design deficiencies in other equipment or systems; (c) Damage, repairs or replacement of parts made necessary as a result of electrical power failure, low voltage, burned out main or branch fuses, low water pressure, vandalism, misuse or abuse, wear and tear, end of life failure, water damage, improper operation, unauthorized alteration of equipment, accident, acts or omissions of Customer or others, damage due to freezing weather, calamity, malicious act, or any Event of Force Majeure; (d) Any damage or malfunction resulting from vibration, electrolytic action, freezing, contamination, corrosion, erosion, or caused by scale or sludge on internal tubes except where water treatment protection services are provided by Company as part of this Agreement; (e) Furnishing any items of equipment, material, or labor/labour, or performing special tests recommended or required by insurance companies or federal, state, or local governments; (f) Failure or inadequacy of any structure or foundation supporting or surrounding the equipment to be worked on or any portion thereof; (g) Building access or alterations that might be necessary to repair or replace Customer's existing equipment; (h) The normal function of starting and stopping equipment or the opening and closing of valves, dampers or regulators normally installed to protect equipment against damage; (i) Valves that are not factory mounted: balance, stop, control, and other valves external to the device unless specifically included in the Agreement; (j) Any responsibility for design or redesign of the system or the Covered Equipment, obsolescence, safety tests, or removal or reinstallation of valve bodies and dampers; (k) Any services, claims, or damages arising out of

Customer's failure to comply with its obligations under this Agreement; (l) Failure of Customer to follow manufacturer recommendations concerning teardown and internal inspection, overhaul and refurbishing of equipment; (m) Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises before the effective date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving pre-existing building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi; (n) Replacement of refrigerant is excluded, unless replacement of refrigerant is expressly stated as included within the Services, in which case replacement shall in no event exceed the stated percentage of rated system charge per year expressly stated in the Services; (o) crane or rigging costs; (p) Any Services, claims, or damages arising out of refrigerant not supplied by Company. Customer shall be responsible for: (i) The cost of any additional replacement refrigerant; (ii) Operation of any equipment; and (iii) 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.

**0. Limited Warranty.** Company warrants that: (a) the material manufactured by Company and provided to Customer in performance of the Services is free from defects in material and manufacture for a period of 12 months from the earlier of the date of equipment start-up or replacement; and (b) the labor/labour portion of the Maintenance Services and Additional Work has been properly performed for a period of 90 days from date of completion (the "Limited Warranty"). Company obligations of equipment start-up, if any are stated in the Proposal, are coterminous with the Limited Warranty period. Defects must be reported to Company within the Limited Warranty period. Company's obligation under the Limited Warranty is limited to repairing or replacing the defective part at its option and to correcting any labor/labour improperly performed by Company. No liability whatsoever shall attach to Company until the Maintenance Services and Additional Work have been paid for in full. Exclusions from this Warranty include claims, losses, damages and expenses in any way connected with, related to or arising from failure or malfunction of equipment due to the following: wear and tear; end of life failure; corrosion; erosion; deterioration; Customer's failure to follow the Company-provided maintenance plan; unauthorized or improper maintenance; unauthorized or improper parts or material; refrigerant not supplied by Company; and modifications made by others to equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Some components of equipment manufactured by Company may be warranted directly from the component supplier, in which case this Limited Warranty shall not apply to those components and any warranty of such components shall be the warranty given by such component supplier. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. 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 REMEDIES SET FORTH IN THIS LIMITED WARRANTY ARE THE SOLE AND EXCLUSIVE REMEDIES FOR WARRANTY CLAIMS PROVIDED BY COMPANY TO CUSTOMER UNDER THIS AGREEMENT AND ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, LIABILITIES, CONDITIONS AND REMEDIES, WHETHER IN CONTRACT, WARRANTY, STATUTE OR TORT (INCLUDING NEGLIGENCE), EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY EXPRESSLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, ENDORSEMENTS OR CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF QUALITY, FITNESS, MERCHANTABILITY, DURABILITY AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE OR REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF. NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE, 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.**

**1. Indemnity.** To the maximum extent permitted by law, Company and Customer shall indemnify 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 personal property, to the extent caused by the negligence or misconduct of the indemnifying party, and/or its 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 or third parties. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify and hold harmless will continue in full force and effect, notwithstanding the expiration or early termination of this Agreement, with respect to any claims based on facts or conditions that occurred prior to expiration or termination of this Agreement.

**2. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL LOSSES OR DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS, OR LIABILITY TO THIRD PARTIES), OR CONTAMINANTS LIABILITIES, OR PUNITIVE DAMAGES WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE TOTAL AND AGGREGATE LIABILITY OF THE COMPANY TO THE CUSTOMER WITH RESPECT TO ANY AND ALL CLAIMS CONNECTED WITH, RELATED TO OR ARISING FROM THE PERFORMANCE OR NON-PERFORMANCE OF THIS AGREEMENT, WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS, SHALL NOT EXCEED THE COMPENSATION RECEIVED BY COMPANY OVER THE 12 MONTH PERIOD PRECEDING THE DATE OF OCCURRENCE FOR THE SERVICES AND ADDITIONAL WORK FOR THE LOCATION WHERE THE LOSS OCCURRED. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD/MOULD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINATES OR AIRBORNE BIOLOGICAL AGENTS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, COMPANY SHALL NOT BE LIABLE FOR ANY OF THE FOLLOWING IN CONNECTION WITH PROVIDING TRANE DIGITAL SERVICES: INTERRUPTION, DELETION, DEFECT, DELAY IN OPERATION OR TRANSMISSION; CUSTOMER'S NETWORK SECURITY; COMPUTER VIRUS; COMMUNICATION FAILURE; THEFT OR DESTRUCTION OF DATA; GAPS IN DATA COLLECTED; AND UNAUTHORIZED ACCESS TO CUSTOMER'S DATA OR COMMUNICATIONS NETWORK.**

**3. 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 OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

**4. Asbestos and Hazardous Materials.** The Services expressly exclude any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos polychlorinated biphenyl ("PCB"), or other hazardous materials (collectively, "Hazardous Materials"). Customer warrants and represents that there are no Hazardous Materials on the premises that will in any way affect Company's performance, except as set forth in a writing signed by Company disclosing the existence and location of any Hazardous Materials in all areas within which Company will be performing. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and notify Customer. Customer will be responsible for correcting the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and 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 premises, not brought onto the premises by Company. Company shall be required to resume performance 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 premises site for the presence of Hazardous Materials.

**5. Insurance.** Company agrees to maintain the following insurance during the term of this Agreement 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 or its insurer waive rights of subrogation.

**6. Force Majeure.** Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company is 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 Services 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; lightning; tornado; storm; fire; civil disobedience; pandemic; insurrections; riots; labor/labour disputes; labor/labour or material shortages from the usual sources of supply; 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.

**7. Maintenance Services Other Than Solely Scheduled Service.** If Company's Maintenance Services hereunder are not limited solely to Scheduled Service, the following provisions shall also apply: (a) Required restoration shall be performed by Customer at its cost prior to Company being obligated to perform hereunder; (b) any changes, adjustments, service or repairs made to the Equipment by any party other than Company, unless approved by Company in writing, may, at Company's option, terminate Company's obligation to render further service to the Equipment so affected; in such case no refund of any portion of the Service Fees shall be made; and (c) Customer shall (i) promptly notify Company of any unusual performance of Equipment; (ii) permit only Company personnel to repair or adjust Equipment and/or controls during the Term or a Renewal Term; and (iii) utilize qualified personnel to properly operate the Equipment in accordance with the applicable operating manuals and recommended procedures.

**8. 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 Company performs the Services. Any dispute arising under or relating to this Agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Services are performed. To the extent the premises are owned and/or operated by any agency of the United States Federal Government, determination of any substantive issue of law shall be according to the United States Federal common law of Government contracts as enunciated and applied by United States Federal judicial bodies and boards of contract appeals of the United States 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 Services. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other Terms 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, without the written consent of Company. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties hereto and their 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. 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 Company.

Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties' respective successors and assigns. No failure or delay by the Company in enforcing any right or exercising any remedy under this Agreement shall be deemed to be a waiver by the Company of any right or remedy.

**19. 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.

**20. U.S. Government Services.** 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: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the Services are 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 Services that are the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

**21. 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 or 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.

1-26.130-7 (1024)  
Supersedes 1-26.130-7 (0724)

## **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](mailto: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. Trane will maintain 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.

October 2024  
Supersedes: November 2023v2