PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

PACT™ Agreement

between

Martin County

and

Trane U.S. Inc.

Dated as of 8/12/2025

Trane Contract No.

This PACT™ Agreement (hereinafter the "Agreement") is made and entered into as of , by and between Trane U.S. Inc. (hereinafter "Trane") and Martin County, a political subdivision of the State of Florida (hereinafter "Customer" or "County") for the purpose of furnishing services designed to reduce energy consumption and operational costs at the premises, to guarantee a specified minimum level of energy savings, measurement and verification, and, where applicable, furnish specified performance period services.

ARTICLE 1 - THE SERVICES AND COMPENSATION

Section 1.01. Articles and Exhibits. This Agreement consists of Articles 1 through 8, a security addendum, and the following Exhibits, which are attached hereto and incorporated herein by this reference:

Exhibit A:	Payment Schedule
Exhibit B:	Scope of Services
Exhibit B.1:	Certificate of Substantial Completion and Acceptance
Exhibit B.2:	Certificate of Final Completion and Acceptance
Exhibit C:	Description of the Premises
Exhibit D:	Notice to Proceed
Exhibit E:	Guarantee
Exhibit F:	Hazardous Materials
Exhibit G:	Performance Period Services

Section 1.02. Contract Price. Subject to the terms and conditions hereof, as payment for Trane's performance and furnishing of the Services as described in Exhibit B, Customer shall pay or cause to be paid to Trane, pursuant to Section 1.05, the sum of Five Million Eight Hundred Sixty Three Thousand Six Hundred and Fifteen Dollars ($5,863,615.00) (Contract Price). Subject to section 8.10, the Contract Price includes all applicable, consumer, use and similar taxes (excluding income taxes) for the Services required to be paid by Trane and legally enacted as of the date of this Agreement. The Contract Price does not include the cost to Customer of performance period services (the "Performance Period Services Price") to be furnished by Trane pursuant to Exhibit G. Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases. Trane, at Customer's request, shall provide reasonable evidence documenting the cost increase. Any such increase must be reasonable and is subject to Customer approval, which shall not be unreasonably withheld, conditioned, or delayed.

Section 1.03. Services and Performance Period Services**.**

(a) **Services.** Trane shall commence performance of the services outlined in Exhibit B (the "Services") within thirty (30) days following the later of receipt by Trane of a Notice to Proceed issued, or deemed issued, pursuant to Section 1.04 (the "Services Start Date"). Trane shall use commercially reasonable efforts to substantially complete performance of the Services (hereinafter "Substantial Completion") at the premises identified in Exhibit C (the "Premises") within 487 (16 months) days from the Services Start Date. Trane's obligation hereunder is limited to performing the Services as defined herein. Excluded from the Services are any modifications or alterations to the Premises (not expressly included within the Services as defined) that may be required by operation of the Americans with Disabilities Act or any other law or building code(s).

(b) **Performance Period Services.** During the Term hereof, Trane shall furnish, and Customer shall pay for, the performance period services (the "Performance Period Services") as and when described on Exhibit G.

Section 1.04. Notice to Proceed; Financing.

☐ If this box is checked, Customer will not finance with third parties any portion of the Contract Price. Accordingly, upon execution of this Agreement by Trane, Customer's execution of this Agreement shall constitute the Notice to Proceed to Trane.

☒ If this box is checked, Customer intends to finance all or a portion of the Contract Price. Accordingly, Trane shall not be required to perform, any of the Services until and unless Customer has closed on its financing (the "Financing Closing"). Customer shall provide Trane, upon request, copies of the fully executed contract documents for financing of the Contract Price and, if applicable, evidence of funding of any escrow account required under the financing documents. Customer will achieve Financing Closing on or before August 28, 2025, or such later date as

may be agreed to in writing by Trane. Within five (5) calendar days of the Financing Closing, Customer shall execute and issue a written Notice to Proceed (substantially in the form of Exhibit D hereto) to Trane. In the event Customer does not achieve Financing Closing on or before the date specified in the preceding sentence, or such later date as may be agreed to in writing by Trane, Trane may terminate this Agreement upon fourteen (14) calendar days prior written notice to Customer. Termination of this Agreement by Trane in accordance with this Section 1.04 shall be deemed termination pursuant to Section 3.05. In addition, notwithstanding such termination, Customer shall be obligated to immediately compensate Trane for the amount set forth in any Letter of Commitment, project development agreement, or comparable agreement between Customer and Trane.

Section 1.05. Services Payment Terms. Customer shall pay or cause to be paid to Trane for the Services as follows:

Initial Payment: Upon execution hereof, **$1,062,260** of the Contract Price (for engineering, drafting, mobilization, and other costs) shall be due; and

Monthly Payments and Final Payment: Trane will invoice for the Contract Price on a monthly basis for all materials and equipment delivered to the Premises (or, as applicable, to an off-site storage facility) and for all installation, labor and services performed during the billing period. Trane anticipates that construction progress will be billed in accordance with the schedule set forth in Exhibit A.

Customer shall pay all amounts due upon receipt of the invoice and any invoice not paid within forty-five (45) calendar days of its date shall be past due. All amounts not paid within the time specified shall bear interest from 30 days after the due date at a rate of 1% interest per month on the unpaid balance. Customer shall pay all costs incurred by Trane in collecting amounts due from Customer. .

Section 1.06. Notices and Changes of Address. All notices required or permitted hereunder shall be in writing and shall be deemed given (i) when delivered in person, (ii) the next business day after deposit with a commercial overnight delivery service for next day delivery, or (iii) upon receipt if sent by United States mail, postage prepaid, registered or certified mail, return receipt requested. All notices shall be addressed to the recipient party at the addresses as follows (or such other address a party may designate by written notice from time to time):

If to Trane:
Trane U.S. Inc.
6965 Vista Parkway North #11
West Palm Beach, FL 33411
Attention: Fernando Lagomasino, VP
and Florida District Manager

If to Customer:
Martin County
2555 SE Avenger Circle
Stuart, FL 34996
Attention: Sean Donahue, Director,
General Services Department

With a copy to:
Trane U.S. Inc.
800-B Beaty St.
Davidson, NC 28036
Email:
OfficeoftheGeneralCounsel_CHVAC@tranetechnologies.com

County Attorney
2401 SE Monterey Road
Stuart, FL 34996

Section 1.07. Energy Savings Guarantee. The energy savings guaranteed under this Agreement are set forth in Exhibit E and in the sub-exhibits thereto.

Section 1.08 Intentionally Deleted.

Section 1.09. Term. The term ("Term") of this Agreement shall commence as of the date first written above and shall end upon expiration of the fifteen 15 year Guarantee Term pursuant to Exhibit E, unless earlier terminated pursuant to the provisions hereof.

Section 1.10. Customer's Authorized Representative(s). Customer designates the following individual(s), and any successors to the positions noted, as the representative(s) of Customer with authority to execute on behalf of the Customer (the "Authorized Representative") the Certificate of Substantial Completion and Acceptance, Certificate of Final Completion and Acceptance, and Guarantee Measurement and Verification (M&V) reports:

Authorized Representative	**Position/Title**
Mr. Fernando Lagomasino	Sean Donahue
VP and Florida District Manager	Director, General Services Department

Customer may change any Authorized Representative by providing written notice to Trane at least fourteen (14) calendar days prior to the effective date of the change. Such change shall only be effective with respect to acts occurring after the required notice.

ARTICLE 2 - PERFORMANCE

Section 2.01. Construction Procedures and Changes to Services. Trane shall supervise and direct the Services using qualified personnel. Trane shall have exclusive control over construction means, methods, techniques, sequences and procedures. Trane shall at all times have the right to replace, delete or substantially alter any item of equipment or part of the Services, correct any work, revise any procedures included in this Agreement, or take any other actions, provided, however, that Trane shall obtain Customer's prior consent to material deviations from the original scope of Services, said consent not to be unreasonably withheld, conditioned or delayed.

Section 2.02. Substantial Completion. Trane may provide written notice to Customer that one or more of the items comprising the Services described in Exhibit B (each, a "Service Element") is/are substantially complete and request that Customer issue a Certificate of Substantial Completion and Acceptance with respect to such Service Elements, substantially in the form of Exhibit B.1. Substantial Completion with respect to a Service Element is the date when the specified Services have been performed or installed and are operating as required by this Agreement, with only minor work remaining as may be specified on a punch list agreed to by Customer and Trane and, if applicable, annexed to the Certificate of Substantial Completion and Acceptance. Customer shall within thirty (30) days following receipt of the Certificate of Substantial Completion and Acceptance inspect the specified Service Element and either execute the Certificate of Substantial Completion and Acceptance or reject such certificate setting forth in detail the reasons for such rejection. If Customer fails to accept or reject the Certificate of Substantial Completion and Acceptance within such thirty (30) day period, Customer shall be deemed to have accepted the Services outlined in the Certificate of Substantial Completion and Acceptance and the Substantial Completion Date with respect to the applicable Service Element shall be deemed the date such certificate was issued. If Customer rejects such certificate, Trane will correct deficiencies in the Services and will issue another Certificate of Substantial Completion and Acceptance to Customer. The procedure set forth above shall be repeated until the Certificate of Substantial Completion and Acceptance shall have been executed or deemed executed by the Customer. Customer's acceptance of the Certificate of Substantial Completion and Acceptance shall not be unreasonably withheld, conditioned or delayed by Customer. Exhibit B.1 may specify the responsibilities between Customer and Trane for Performance Period Services (pursuant to Exhibit G) and any adjustment of compensation therefor.

Section 2.03. Final Completion. Upon Customer's receipt of written notice from Trane that the Services are ready for final inspection and acceptance, Customer and Trane shall inspect the Services and determine whether the same have been performed in accordance with this Agreement. If Customer considers the Services complete and performed in accordance with this Agreement, Customer shall issue a Certificate of Final Completion and Acceptance, substantially in the form attached hereto as Exhibit B.2, to be executed by the Authorized Representative of Customer. In the event Trane presents a Certificate of Final Completion and Acceptance to Customer for execution and, within thirty (30) calendar days from the date noted in the Certificate as the date of such presentation, Customer fails to deliver an executed original of the Certificate to Trane and does not provide to Trane written objections to issuance of the Certificate, identifying the specific parts of the Services the Customer believes have not been completed and providing specific facts in support of Customer's belief that the Services have not been finally completed, the Date of Final Completion shall be the date noted in the Certificate as the date the Certificate was submitted to Customer.

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Section 2.04. Delays. If Trane is delayed in the commencement or completion of any part of the Services due to an Event of Force Majeure, or due to the acts or omissions of Customer or any of its affiliates or any of their respective employees, representatives, agents, contractors, lenders, successors or assigns (each, a "Customer Representative, and collectively, "Customer Representatives") or failure of any Customer Representative to perform its obligations under this Agreement or to cooperate with Trane in the timely performance of the Services, then Trane will notify Customer in writing of the existence, extent of, and reason(s) for such delay(s). Trane shall be entitled to a Change Order to extend the time for completion of the Services or the cost for furnishing the Services to the extent reasonably affected by such delays.

Section 2.05. Equipment Location and Access. Customer shall provide, without charge, a mutually satisfactory location or locations for the installation and operation of the equipment and the performance of the Services, including sufficient areas for staging, mobilization, and storage. Customer shall provide access to the Premises for Trane and its contractors or subcontractors during regular business hours, or such other hours as may be requested by Trane and acceptable to Customer, to perform the Services. Trane's access to correct any emergency condition shall not be unreasonably restricted by Customer.

Section 2.06. Permits and Governmental Fees. Trane shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Services and which are legally required to be obtained in Trane's or its subcontractor's name. Customer is responsible for necessary private and governmental approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. In addition, Customer is responsible for the governmental or regulatory permits, if any, outlined in Exhibit B.

Section 2.07. Utilities During Construction. Customer shall provide Trane access to existing water, heat, and utilities and shall pay for such utilities consumed by Trane during performance of the Services. Trane shall install and pay the cost of any temporary facilities not already in existence that will be required during construction for accessing such water, heat, and utilities.

Section 2.08. Concealed or Unknown Conditions. Trane shall promptly notify Customer if it encounters the following conditions at the Premises: (i) subsurface or otherwise concealed physical conditions or (ii) unknown physical conditions of an unusual nature that differ from those conditions ordinarily found to exist in construction activities of the type and character as the Services. If such conditions cause an increase in Trane's cost of, or time required for, performance of any part of the Services, Trane shall be entitled to an equitable adjustment to the Contract Price and/or the project schedule and Trane and Customer shall agree, by Change Order, on how to proceed and the extent of any adjustment to the time required for performance of the Services and to the Contract Price, in light of the differing conditions and any adjustments that may be required to the Guarantee. If the parties are unable to reach agreement on an appropriate Change Order, either party may terminate this Agreement by delivery of written notice in accordance with Section 3.05.

Section 2.09. Pre-Existing Conditions. Trane is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of the building envelope, mechanical system, plumbing, and/or indoor air quality issues involving mold and/or fungi. Trane also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Trane.

Section 2.10. Equitable Adjustment

(a) Trane shall be entitled to an equitable adjustment to the Services, the Contract Price, the project schedule and/or the Guarantee (in each case, to the extent affected) upon occurrence of any of the following events:

1. the Services are delayed, suspended or accelerated by any Customer Representative;

2. failure by Customer to timely perform its obligations hereunder;

3. A Change in Law (as defined in Section 2.11), or a change in permitting requirements or other governmental approvals occurs after the date of this Agreement;

4. The occurrence of an Event of Force Majeure affecting the Services;

5. Any change to the Services is requested or directed by Customer; or

6. Trane encounters a concealed or unknown condition as described in Section 2.08.

(b) Procedure. If Trane is entitled to an equitable adjustment, Trane shall submit a proposed change order to Customer for its review and approval, which approval shall not be unreasonably withheld, conditioned or delayed. Customer shall either (i) execute and deliver to Trane such change order as provided by Trane; or (ii) request that certain amendments or modifications be made to such change order. If Customer requests amendments or modifications to the change order, the Parties shall negotiate in good faith and shall promptly agree on and execute an amended change order. All executed change orders are hereby incorporated by reference into this Agreement. If the parties are unable to agree on the terms and conditions of a change order, Trane may either (i) perform the Services and Customer shall compensate Trane for such performance on a time and material basis in accordance with Trane's then current prices and procedures, or (ii) terminate this Agreement by notice to Customer, which termination shall be deemed termination without cause pursuant to Section 3.05.

Section 2.11. Damage to Equipment; Casualty or Condemnation of Premises. Any fire, flood, other casualty or condemnation affecting any portion of the Premises shall permit Trane to modify any affected Baseline applicable to the Guarantee to account therefor. If any fire, flood, other casualty, or condemnation renders a majority of the Premises incapable of being occupied or destroys a substantial part of the area(s) within which the Services is/are to be performed, Trane may terminate this Agreement, effective immediately, by delivery of a written notice to Customer, which termination shall be deemed termination pursuant to Section 3.05. If any significant item of the equipment furnished hereunder is irreparably damaged by the negligence or willful misconduct of an employee, agent or invitee of Customer, or is destroyed or stolen, and if Customer fails to repair or replace said item within a reasonable period of time agreed to by Trane, Trane may terminate this Agreement, effective immediately, which termination shall be deemed a termination pursuant to Section 3.05.

Section 2.12. Change in Law. The Parties agree that if any governmental authority or public utility enacts, promulgates, or otherwise makes effective any new applicable law or tariff or amends, modifies, or changes in any way the text, interpretation, or application of any existing applicable law or tariff, including, but not limited to any changes in the utility rate structure (collectively referred to herein as "Change in Law"), then (i) if such Change in Law occurs prior to Final Completion and renders it illegal, impracticable, or impossible for either Party to perform or comply with any material obligations of this Agreement, either Party may terminate this Agreement upon ten (10) business days' notice to the other party and such termination shall be deemed termination pursuant to Section 3.05 hereof, or (ii) if such Change in Laws occurs after Final Completion and renders it illegal, impracticable, or impossible for either party to perform or comply with any material obligation under this Agreement, then either Party shall be entitled to terminate this Agreement (including the Guarantee) upon ten (10) business days' notice to the other party without any liability to the other party (except for payment by Customer of amounts due for any completed Services or Performance Period Services which remain unpaid as of the effective date of such termination). Notwithstanding anything to the contrary herein, Trane shall not be liable for any failure to meet the Guarantee or for any shortfall thereunder resulting, directly or indirectly, from a Change in Law. In the event any new or modified tariff, duty, or other government-imposed fee is enacted or changed in a manner that materially impacts the Agreement, including but not limited to the Contract Price, the Partiers agree to meet in good faith to discuss the potential impact on the Services, prior to executing any right of termination. Such discussion may result in a mutually agreed adjusted to the Contract Price. Any resulting change to the Contract Price shall be subject to the Customer's approval, which shall not be unreasonably withheld, conditioned, or delayed.

ARTICLE 3 - CUSTOMER'S OBLIGATIONS

Section 3.01. Access to Premises. Customer shall provide Trane with access to the Premises, with or without prior notice to Customer, to inspect for Trane's benefit the Services and/or to validate Customer's performance of its responsibilities.

Section 3.02. Representations, Warranties and Covenants of Customer. Customer hereby represents, warrants and covenants to Trane that:

(a) Customer has furnished, or caused others to furnish, and, for the Term hereof, will continue to furnish to Trane, promptly as information becomes available, accurate and complete data concerning energy usage for, and other information pertaining to, the Premises, including but not limited to the following:

- utility records for the 36-month period preceding the date hereof and throughout the Term;
- occupancy and usage information, including current representative tenant leases, for the 36-month period preceding the date hereof and throughout the Term;
- written surveys or descriptions of heating, cooling, lighting or other systems or energy requirements and any changes thereto;
- descriptions of all energy consuming or saving equipment used on or affecting the Premises;
- any energy or environmental audits relating to all or any part of the Premises;
- any service or maintenance agreement(s) regarding any heating, cooling, lighting or other building systems, or part thereof;
- construction drawings ("as-builts") in existence as of the date hereof or developed during the Term, which shall be considered confidential; and
- a description of energy management procedures presently utilized by Customer for the Premises and any revisions thereto throughout the Term.

(b) Customer has provided Trane with all records heretofore requested by Trane and the information set forth therein is, and all information in other records to be subsequently provided pursuant to this Agreement will be, true and accurate in all material respects except as may be disclosed to Trane by Customer in writing; and

(c) Customer has not entered into any contracts or agreements with other persons or entities regarding the provision of energy management services or with regard to any servicing of any of the energy related equipment located on the Premises, except as heretofore disclosed to Trane in writing by Customer; and

(d) During the term of this Agreement, Customer will not enter into any agreements with other persons or entities regarding the provision of energy management services or with regard to any servicing of any of the energy related equipment furnished by Trane hereunder, without providing fourteen-day prior written notice to Trane; and

(e) Customer presently intends to continue to use the Premises in a manner similar to its present use, except as may have been disclosed to Trane by Customer in writing; and

(f) No part of the systems controlled by Trane will be placed in a permanent "on" operating mode or manually controlled and, during the Term of this Agreement, Customer shall permit only Trane personnel or other qualified providers to repair, adjust or program equipment, systems, and/or controls, except in the event of an emergency, in which event Customer may remedy the emergency and shall notify Trane as soon as possible of the existence of the emergency and measures taken by Customer; and

(g) Customer has disclosed in writing to Trane the existence and location of all known or suspected asbestos and other Hazardous Materials on the Premises; and

(h) Customer will provide Trane with copies of any successor or additional contracts for management or servicing of preexisting equipment that may be executed from time to time hereafter within ten (10) days after execution thereof and information or services under Customer's control shall be furnished promptly by Customer; and

(i) the execution, delivery and performance by Customer of this Agreement does not violate any provision of law and does not conflict with or result in a breach of any order, writ, injunction or decree of any court or governmental instrumentality, domestic or foreign, or Customer's respective charter or by-laws or create a default under any agreement, bond, note or indenture to which Customer is a party or by which Customer is bound or to which any of Customer's property is subject; and Customer has no knowledge of any facts or circumstances that, but for the passage of time, would materially, adversely affect either party's ability to perform its respective obligations hereunder and, if Customer is a governmental entity or instrumentality thereof, Customer has complied with all laws and regulations relative to bidding or procurement of the Services hereunder; and

(j) the Agreement has been duly authorized, executed and delivered by Customer, and constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms, except as may be limited by bankruptcy, insolvency, reorganization or other laws or equitable principles of general application relating to or affecting the enforcement of creditor's rights and remedies;

(k) Customer shall notify Trane within twenty-four (24) hours of Customer's receipt of actual or constructive notice of (1) any material malfunction in the operation of the equipment installed or equipment affected by the Services provided pursuant to this Agreement and/or (2) any interruption or alteration of the energy supply to the Premises; and

(l) Customer acknowledges and agrees that the Performance Period Services will be performed by Trane or on behalf of Trane by a Trane authorized service provider; and

(m) Customer is the fee owner of the Premises and the real estate upon which the Premises are located.

Section 3.03. Customer Default. Each of the following events or conditions shall constitute a default by Customer (each, a "Customer Default"):

(a) Failure by Customer to pay or cause to be paid amounts due Trane more than thirty (30) days after the date of the invoice therefor;

(b) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made;

(c) Any default by Customer under any instrument or agreement (i) related to the financing or leasing of all or any part of the Services or equipment hereunder and/or (ii) granting to any person or entity a security interest in and to the equipment to be installed or furnished hereunder without Trane's express written consent;

(d) Any failure by Customer to perform or comply with any material provision of this Agreement, including breach of any covenant contained herein, provided that such failure continues for thirty (30) days after written notice to Customer demanding that such failure be cured or, if cure cannot be effected in such thirty (30) days, Customer fails to promptly begin to cure and diligently proceed to completion thereof;

(e) Any failure by Customer to pay as and when due the Performance Period Services Price or

(f) The commencement of any voluntary proceedings in bankruptcy or receivership by Customer, the commencement of any involuntary proceeding in bankruptcy or receivership against Customer which is not stayed

or dismissed within ninety (90) days from the filing date thereof, Customer shall become insolvent, make a general assignment for the benefit of creditors, or Customer shall fail to pay its debts as and when they become due.

Without limiting the generality of the foregoing, in the event of a Customer Default under Sections 3.03(a). (c) or (f), upon prior notice to Customer, Trane may, in addition to any right or remedy available to Trane pursuant to Section 3.06, enter upon the Premises where the equipment comprising a part of the Services is located and disconnect and/or remove the same without being liable to any suit, action or other proceeding by the Customer.

Section 3.04. Trane Default. Each of the following events or conditions shall constitute a default by Trane (each, a "Trane Default"):

(a) Any representation or warranty furnished by Trane in this Agreement is false or misleading in any material respect when made;

(b) Any failure by Trane to perform or comply with any material provision of this Agreement, including breach of any covenant contained herein, provided that such failure continues for thirty (30) days after written notice to Trane demanding that such failure be cured or, if cure cannot be effected in such thirty (30) days, Trane fails to promptly begin to cure and diligently proceed to completion thereof; or

(c) The commencement of any voluntary proceedings in bankruptcy or receivership by Trane, the commencement of any involuntary proceeding in bankruptcy or receivership against Trane which is not stayed or dismissed within ninety (90) days from the filing date thereof, Trane becomes insolvent, or Trane makes a general assignment for the benefit of creditors.

Trane's liability to Customer under the Guarantee shall be limited to energy savings guaranteed in connection with energy conservation measures that are completely installed by Trane (or by Customer in accordance with the specifications and requirements hereof, and/or prepared on behalf of Trane for the same, and Trane reasonably accepts the work) and such savings shall be determined in accordance with the appropriate Guarantee exhibit and generally accepted engineering principles. In the event Customer proceeds to complete the Services, it shall complete the same on or before the expiration of sixty (60) calendar days after the effective date of the termination of this Agreement by Customer.

Section 3.05. Termination Without Cause. Termination of this Agreement without cause pursuant to Sections 1.04, 2.08 2.10, 2.11, 2.12, 5.01 and 8.04 will be effectuated by delivery of at least thirty (30) day advance written notice declaring termination, upon which event a) Customer shall be liable to Trane for all Services furnished up to the effective date or termination and any damages sustained by Trane, including the cost of terminating orders or subcontracts for labor or material and price of any specially manufactured items, whether in production or delivered; and b) Trane shall have no further obligation to Customer under this Agreement.

Section 3.06. Termination by Trane Due to Customer Default. If a Customer Default has occurred and is continuing, Trane may immediately suspend all or a portion of the Services at Trane's discretion and/or terminate this Agreement by written notice to Customer. In the event Trane terminates this Agreement for a Customer Default, Trane shall be entitled to any damages sustained by Trane, including the cost of terminating orders or subcontracts for labor or material, Trane's lost profits and the price of any specially manufactured items, whether in production or delivered. In addition, Trane may exercise any right or remedy available to Trane at law or in equity.

Section 3.07. Termination by Customer Due to Trane Default. If a Trane Default has occurred and is continuing, Customer may terminate this Agreement by written notice to Trane. In the event Customer terminates this Agreement for a Trane Default, Customer may take possession of the Premises together with all materials thereon, and move to complete the Services itself expediently. In completing the Services, Customer shall use its commercially reasonable efforts to minimize its damages and to utilize (and pay for) any materials or equipment or any specially manufactured or fabricated equipment delivered by Trane to the Premises or which are in the process

of being manufactured, fabricated and/or delivered (provided that Trane shall not be obligated to ship any such equipment unless Customer provides Trane adequate assurance of payment therefor). In the event Customer terminates this Agreement for a Trane Default, Customer shall be entitled to any damages sustained by Customer. In addition, Customer may exercise any right or remedy available to Customer at law or in equity.

ARTICLE 4 - INSURANCE

Section 4.01. Trane's Liability Insurance. Trane shall purchase and maintain without interruption, from the commencement of the Services throughout the Term, the following policies with the following minimum limits, through a company or companies rated A VIII or better by A.M. Best Company:

COVERAGES	LIMITS OF LIABILITY
Workers' Compensation,	statutory
Employers' Liability Insurance	$1,000,000
Comprehensive General Liability*	$5,000,000 CSL, per occurrence and in the aggregate
Comprehensive Automobile Liability	$2,000,000 CSL, per occurrence and in the aggregate

* This limit may be satisfied, at Trane's option, by primary or excess liability insurance or any combination of primary and/or excess liability insurance.

Section 4.02. Installation Floater. Trane shall maintain from the Services Start Date and through the Commencement Date of the Guarantee Term (as defined in Exhibit E), installation floater insurance coverage insuring physical loss or damage to materials, equipment, machinery and supplies designated for use in the construction or performance of the Services at the Premises, offsite or while in transit to the site prior to the transfer of the risk of loss thereof to the Customer pursuant to Section 4.03 below.

Section 4.03. Title and Risk of Loss. Title to the materials and equipment comprising the Services shall pass to Customer in the course of construction upon the later of (i) incorporation of such materials or equipment into the Premises, or (ii) payment by Customer for Services corresponding to such materials or equipment. Notwithstanding the foregoing, risk of loss for the Services shall pass to Customer in the course of construction upon incorporation into the Premises.

Section 4.04. Customer's Liability and Property Insurance.

Customer is a member of the Treasure Coast Risk Management Program (TRICO) which is a qualified self-insurer in the State of Florida and is granted immunity under Florida Statute 768.28. Liability is limited to $200,000 per claimant, $300,000 per claim or occurrence for negligent acts of the Board of County Commissioners. Since this immunity cannot be extended to individuals, corporations or other than governmental agencies, this eliminates the possibility of naming Trane as an additional insured.

Customer shall maintain proper insurance coverage sufficient to protect is interests against any claims arising under or in connection with this Agreement and the Services provided hereunder. Customer, for itself and its insurance carriers, hereby waives all rights of subrogation against Trane and any of its subcontractors, agents, employees, and officers with respect to property insurance and any other insurance coverages maintained by Customer.

Section 4.05. Customer's Loss of Use/Business Interruption Insurance. Customer may purchase and maintain insurance to protect against loss of use of Customer's property or business interruption due to fire or other commonly insured hazards, however such fire or hazards may be caused. Customer acknowledges that Trane is not required to purchase or maintain such insurance against the loss of use of Customer's property or business interruption. CUSTOMER HEREBY WAIVES ALL CLAIMS AND CAUSES OF ACTION IT MAY HAVE AGAINST TRANE AND ANY OF ITS SUBCONTRACTORS, AGENTS, EMPLOYEES, AND OFFICERS FOR LOSS OF USE OF CUSTOMER'S PROPERTY OR BUSINESS INTERRUPTION, WHETHER INSURED OR NOT, INCLUDING CONSEQUENTIAL, INCIDENTAL, SPECIAL, OR OTHER DAMAGES DUE TO SUCH HAZARDS, REGARDLESS OF CAUSE.

Section 4.06. Evidence of Insurance. Trane shall furnish to its certificate(s) of insurance prior to commencement of performance of any Services, evidencing the coverages and limits required to be maintained under Sections 4.01 and 4.04 of this Agreement. The certificate(s) shall name the Customer as an "additional insured" to the extent of the indemnity obligation assumed by the insured party under this Agreement. Trane shall provide prompt written notice to Customer in the event any insurance policy required hereunder is cancelled, terminated or allowed to expire.

ARTICLE 5 - HAZARDOUS MATERIALS

Section 5.01. Asbestos and Hazardous Materials. Except as expressly stated in Exhibit B, Trane's Services expressly exclude any work connected or associated with Hazardous Materials. Hazardous Material means any pollutant, contaminant, toxic or hazardous substance, material or waste, any dangerous, potentially dangerous, noxious, flammable, explosive, reactive or radioactive substance, material or waste, urea formaldehyde, asbestos, asbestos-containing materials ("ACM's"), polychlorinated biphenyl ("PCB"), mold, fungus, bacteria, microbial growth, or other contaminates or airborne biological agents, and any other substance, the manufacture, preparation, production, generation, use, maintenance, treatment, storage, transport, disposal, handling, or ownership of which is regulated, restricted, or prohibited, by any federal, state, or local statute, law, ordinance, code, rule or regulation now or at any time hereafter in effect, and as may be amended from time to time, including but not limited to, the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. §§ 9601 et seq.), the Hazardous Materials Transportation Act (49 U.S.C. §§ 1801 et seq.), the Resource Conservation and Recovery Act (42 U.S.C. §§ 6901 et seq.), the Federal Water Pollution Control Act (33 U.S.C. §§ 1251 et seq.), the Clean Air Act (42 U.S.C. §§ 7401 et seq.), the Toxic Substances Control Act, as amended (15 U.S.C. §§ 2601 et seq.), and the Occupational Safety and Health Act (29 U.S.C. §§ 651 et seq.).

Trane shall not perform any identification, abatement, remediation, cleanup, removal, transport, treatment, storage or disposal of Hazardous Materials on Customer's premises. Customer warrants and represents that, except as expressly, and by reference to this Section, set forth in Exhibit C (Description of Premises) or Exhibit F (Hazardous Materials), there are no Hazardous Materials on the Premises in areas within which Trane will be performing any part of the Services or Customer has disclosed to Trane the existence and location of any Hazardous Materials in all areas within which Trane will be performing any part of the Services. Trane's responsibility, if any, for any Hazardous Materials, shall be limited to and as expressly set forth in Exhibit F and Customer shall, at all times, be and remain the owner and generator of any and all Hazardous Materials on the Customer's premises and responsible for compliance with all laws and regulations applicable to such Hazardous Materials.

Should Trane become aware of or suspect the presence of Hazardous Materials in the course of performing the Services that are not disclosed in Exhibits B, C or F, or which present or may present a hazard to or endanger health welfare or safety, Trane shall have the right to immediately stop work in the affected area and shall notify Customer. Customer will be responsible for taking any and all action necessary to remove or render harmless the Hazardous Materials in accordance with all applicable laws and regulations. Trane shall be required to resume performance of the Services in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless; if the area has not been or cannot be rendered harmless within thirty (30) days of discovery of the Hazardous Material, Trane may terminate this Agreement pursuant to Section 3.05. Customer shall compensate Trane for any additional costs incurred by Trane as a result of work stoppage, including demobilization and remobilization. To the maximum extent permitted by law, Customer shall be responsible for (1) the presence or any leak, deposit, spill, discharge, or release or disposal of Hazardous Materials in connection with the performance of this Agreement, except to the extent such Hazardous Materials were brought onto the Premises by Trane; and/or (2) Customer's failure to identify and disclose Hazardous Materials and to fully comply with all federal, state, and local statutes, laws ordinances, codes, rules and regulation now or at any time hereafter in effect regarding Hazardous Materials. Trane shall not have any liability (whether direct or indirect and regardless of cause) relating to or arising from mold, fungus, bacteria, microbial growth, or other contaminates or airborne biological agents.

Nothing herein shall be construed as a waiver of Customer's sovereign immunity provided by the Florida Constitution or Sec. 768.28, Fla. Stat., nor a consent to be sued by third parties.

ARTICLE 6 - INDEMNIFICATION AND LIMITATION OF LIABILITY

Section 6.01. Indemnification. Trane shall indemnify and hold Customer harmless from any and all third-party actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to property, to the extent arising out of the negligence of its employees or other authorized agents in connection with the Premises. Neither Trane nor Customer shall be required to indemnify the other against actions, costs, expenses, damages and liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, Trane obligation to indemnify or hold harmless Customer shall be proportional to its relative fault. The duty to indemnify 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. In the event one party hereto knows or has reason to believe that the other party will be required, in connection with this Agreement, by any court or governmental administrative agency to respond to any legal action or other directive by such authorities, such party shall immediately notify the other in writing of the same. Nothing herein shall be construed as a waiver of Customer's sovereign immunity provided by the Florida Constitution or Sec. 768.28, Fla. Stat., nor a consent to be sued by third parties.

Section 6.02. Limitation of Liability.
NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INCIDENTAL, INDIRECT CONSEQUENTIAL, PUNITIVE, EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE AND LOST PROFITS) OR CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGE OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER SUCH LIABILITY ARISES FROM BREACH OF CONTRACT, NEGLIGENCE, TORT, WARRANTY, STRICT LIABILITY, PRODUCT LIABILITY, OR ANY OTHER THEORY. In no event will Trane's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Trane by Customer under this Agreement. Notwithstanding the foregoing, nothing in this section will be construed to impose any limitation prohibited by rule 6A-1.006(3), Florida Administrative Code.

Section 6.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 TRANE BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMINFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH) OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUCING THE SPREAD, TRANSMISSION, MITIATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES TRANE FROM ANY SUCH CONTAMINANTS LIABILITIES.

ARTICLE 7 - WARRANTY

Section 7.01. Workmanship and Equipment Warranty. Trane warrants that, for a period of one year from the date of Final Completion (the "Warranty Period"), Trane-manufactured equipment installed hereunder and the installation work included within the Services (i) shall be free from defects in material, manufacture, and workmanship and (ii) shall have the capacities and ratings set forth in Trane's catalogs and bulletins. Notwithstanding the foregoing, with respect to Service Elements identified in Exhibit B.1 (Certificate of Substantial Completion and Acceptance), Trane shall have the option of commencing the Warranty Period upon the date of Substantial Completion with respect to such Service Element. For Trane-manufactured equipment not installed by Trane the Warranty Period is the lesser of 12 months from initial start-up or 18 months from the date of shipment.

Equipment and/or parts that are not manufactured by Trane ("Third-Party Product(s)") are not warranted by Trane 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.

Section 7.02. Warranty Remedy. If Customer files a claim with respect to a defect in Trane-manufactured equipment or the installation work within the Warranty Period, Trane will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said Trane-manufactured equipment was installed pursuant hereto, labor associated with the replacement of parts or equipment not conforming to this warranty. No liability whatsoever shall attach to Trane until said equipment and Services have been paid for in full. Trane's sole liability and Customer's sole and exclusive remedy with respect to any warranty claim shall be limited, at Trane's option, to Trane's cost to correct the defective equipment or work and/or replace equipment shown to be defective. Trane's warranties expressly exclude any remedy for damage or defect caused by corrosion, erosion, or deterioration, abuse, modifications or repairs not performed by Trane, improper operation, or normal wear and tear under normal usage. Trane shall not be obligated to pay for the cost of lost refrigerant.

The foregoing does not apply to Performance Period Services and the warranties for Performance Period Services are separately stated on Exhibit G of this Agreement.

THE WARRANTY, LIABILITY AND REMEDIES SET FORTH IN THIS SECTION ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, LIABILITIES, OR REMEDIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL TRANE BE LIABLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING WITHOUT LIMITATION LOST PROFITS), OR PUNITIVE DAMAGES. NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE, IS MADE 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 TRANE 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 ACKNOWLDGES AND AGREES THERETO.

ARTICLE 8 - GENERAL PROVISIONS

Section 8.01. Assignment. 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 Trane, which consent shall not be unreasonably withheld or delayed. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties' respective successors and assigns.

Section 8.02. Applicable Law, Jury Trial Waiver, Attorney's Fees. This Agreement is made and shall be interpreted and enforced in accordance with the laws of the State of Florida. Venue for any legal action concerning the Contract shall be Martin County, Florida, or its applicable United States District Court. Each party shall bear its own attorney's fees for any suit arising out of this contract. The Parties expressly and specifically hereby waive the right to a jury trial to issues in connection with this Agreement. The Parties agree to use their best efforts to resolve amicably and in good faith any dispute, controversy, or claim arising out of or relating to this Agreement. Before initiating any formal legal action, the Parties agree to first attempt to resolve the dispute through direct negotiations between authorized representatives.

Section 8.03. Complete Agreement. This Agreement and the Exhibits attached hereto, together with any documents expressly incorporated herein by reference, shall constitute the entire Agreement between the parties regarding the subject matter hereof. There are no other agreements, understandings, or covenants between the parties of any kind, expressed or implied, oral or otherwise pertaining to the Services. Any Proposals furnished by Trane prior to execution of this Agreement were for negotiation purposes only and shall not constitute legally binding commitments. This Agreement may not be amended, modified or supplemented except by a writing signed by the parties hereto. The energy audit authored by Trane and/or its consultant(s), including any summaries, excerpts, and abstracts thereof (collectively, the "Energy Audit"), are used to demonstrate operational and consumption data and calculations and projections regarding savings, but do not reflect the savings guaranteed by Trane; in the event of any conflict or contradiction between the Energy Audit and the provisions of this Agreement and its Exhibits, the provisions of this Agreement and its Exhibits shall govern.

Section 8.04. Force Majeure. Neither party shall be considered to be in default hereunder when a failure of performance (other than Customer's obligation to make payment to Trane) is due to an Event of Force Majeure. An "Event of Force Majeure" shall mean any cause or event beyond the control of the party. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic; insurrections; riots; labor disputes; labor or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by any governmental authority or utility or the inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals, in each case if not caused by the fault of the affected party. If either party is rendered unable to fulfill any of its obligations under this Agreement by reason of an Event of Force Majeure it shall give prompt written notice of such fact to the other party and the affected party's obligations shall be suspended during the pendency of the Event of Force Majeure. If either party shall be unable to carry out any material obligation under this Agreement due to Event of Force Majeure, this Agreement shall, at the election of either party: (i) remain in effect but the parties' obligations shall be suspended until the uncontrollable event terminates; or (ii) be terminated upon ten (10) calendar days notice to the other party, which termination shall be deemed termination pursuant Section 3.05.

Section 8.05. Further Documents. The parties shall timely execute and deliver all documents and perform all further acts that may be reasonably necessary to effectuate the provisions of this Agreement.

Section 8.06. Severability. The invalidity or unenforceability of any portion or provision of this Agreement shall in no way affect the validity or enforceability of any other portion or provision hereof 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. Upon any such determination of invalidity, illegality or unenforceability, the parties hereto shall negotiate in good faith to modify this Agreement so as to affect the original intent of the parties as closely as possible in an acceptable manner, to the end that the transactions contemplated by this Agreement are consummated to the extent possible.

Section 8.07. Execution and Counterparts. This Agreement and any amendment may be executed by the parties individually or in any combination, in one or more counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument. Execution and delivery of this Agreement and any amendment shall be legally valid and effective through: (i) executing and delivering the paper copy of the document; (ii) transmitting the executed paper copy of the document by electronic mail in portable document format (".pdf") or other electronically scanned format; or (iii) creating, generating, sending, receiving or storing by electronic means this Agreement and any amendment, the execution of which is accomplished through use of an electronic process associated with this Agreement, and executed or adopted by a party with the intent to execute this Agreement (i.e. electronic signature).

Section 8.08. Neutral Interpretation. This Agreement shall not be construed to have originated by either party, but as prepared equally and jointly by both parties. The fact that Trane has drafted the initial form of this

Agreement shall not affect the interpretation of any provision of the Agreement in a manner adverse to Trane or otherwise prejudice or impair Trane's rights.

Section 8.09. Bonds. Should payment and performance bonds be provided hereunder, in no event shall such bonds cover any energy savings guarantees. Additionally, the bonds shall not cover any warranties beyond one year from Final Completion. For purposes of any performance bond issued hereunder, faithful performance of the Services are deemed satisfied upon Final Completion.

SECTION 8.10. Sales Tax Savings. In order to limit the Florida Sales Tax pursuant to Florida Statutes, and particularly Rule 12 A-1.094 (3), Florida Administrative Code, purchases under this Contract shall be exempt from competitive procurement and shall follow the process as follows:

(a) The Customer shall issue a Certificate of Entitlement to Trane certifying: (1) that the Trane equipment and Generac generators purchased will become part of a public facility; and (2) that the Customer will be liable for any tax, penalty or interest due should the Department of Revenue later determine that items purchased do not qualify for exemption.

(b) Customer shall provide to Trane a requisition form to be utilized for purchase of the Trane equipment and Generac Generators identified in Schedule A. Customer reserves the right to, at any time during the term of this Contract, add to, delete from or modify the description of supplies, materials and equipment described herein, at Customer's sole discretion.

(c) Requisition forms will only be issued for the Trane equipment identified in Schedule A. Such forms shall be prepared and submitted by Trane to the Customer. Such form shall be submitted in sufficient time for review and consideration by Customer so that the materials may be acquired directly by Customer and delivered to the Facilities in sufficient time to assure its availability at the time that it is needed and so as not to delay progress of the project. It shall be the responsibility of Trane to assure that such requisition forms are submitted to Customer's representative for approval by with sufficient time for the Customer's review and processing, such that no delay shall impact the need for or order of the item. It shall be the responsibility of Trane to assure the subcontractors, sub-subcontractors, specialty contractors and others have the materials sought to be requisitioned on hand at the time required for installation in accordance with the project schedule.

(d) Customer will issue Purchase Orders to the appropriate vendors as designated and shown upon requisition forms. A copy of the Purchase Order will be returned to Trane.

(e) Upon delivery of the material purchased to the Facilities, a delivery ticket shall be signed by a representative of Customer and by doing so the Customer shall take title of the materials delivered. Delivery ticket must be attached to the invoice to Customer, to be forwarded through Trane.

(f) Invoices addressed to the Martin County Board of County Commissioners shall be submitted by Trane to the Customer in a timely manner so as to allow Customer to take advantage of any applicable discounts. Payment of invoices for materials purchased as described in this procedure shall be issued by the Customer directly to the vendor to whom the Purchase Order was issued.

(g) Trane shall prepare a complete list of instructions to be distributed to all applicable subcontractors with the procedures to be followed under the Sales Tax Savings Procedures. These instructions shall cover those matters hereinafter set forth.

(h) Materials, supplies, and equipment acquired using this procedure shall be subject to the warranty provisions as required by this Contract . Trane acknowledges that Customer will be ordering materials for this project pursuant to the ability to benefit from the tax savings provisions of this Contract. Trane further agrees that it shall be responsible for acceptance of delivery, storage, and installation of said products ordered by Customer. Unless otherwise provided for in this Agreement, Trane shall be liable for all loss or damage to said products subsequent to delivery of same from the vendors/suppliers.

(i) Foregoing procedure is for the purpose of limiting Florida Sales Tax upon the project pursuant to Florida Statutes and particularly Rule 12 A-1.094(3), Florida Administrative Code. Provisions hereof and procedures shall be construed in order to carry out the intent of the parties. Provisions hereof and

procedures established hereby may be amended by Customer at any time, upon any indication that such change, amendment or alteration is necessary to assure non-taxable sales tax treatment of the project.

(j) Due to the tax exempt status of Customer, the Contract Price does not include any sales or use tax on Trane supplied equipment furnished hereunder. Within 30 days of the effective date of this Agreement, Owner will execute an owner direct purchase order to Trane for the Trane equipment in the amount of Eight Hundred Eighteen Thousand Six Hundred and Sixty Two Dollars ($818,662.00). Also within 30 days of the effective date of this Agreement, Owner will execute an owner direct purchase order to Genserve for the Generac generators in the amount of Three Hundred Thirty Nine Thousand Four Hundred and Thirty Two Dollars ($339,432.00). The purchase of the equipment and generators by Customer affects the project schedule and shall be completed within 30 days after the effective date of this Agreement. In the event Customer elects not to execute an owner direct purchase of the Trane equipment, the Trane equipment and generator costs above plus legally required sales and use taxes on the equipment and generators shall be added to the Contract Price.

Section 8.12. Statutory Notices and Requirements

PUBLIC RECORDS. Failure to comply with the following provisions shall be deemed a material default subject to termination as provided herein. To the extent that disclosure of information is required by law or regulation or applicable legal or regulatory process, the Customer shall give notice as is practicable to Trane that such disclosure is required. Trane shall comply with the Customer's request, in accordance with public records policies and Florida's public records laws, within the requested timeframe to help facilitate any requests, Trane shall:

(i) keep and maintain public records required by Customer to perform the service;

(ii) upon request from Customer's custodian of public records, provide Customer with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law;

(iii) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of this Agreement if Trane does not transfer the records to Customer; and

(iv) upon completion of this Agreement, transfer, at no cost, to Customer all public records in possession of Trane or keep and maintain public records required by Customer to perform the service. If Trane transfers all public records to Customer upon completion of this Agreement, Trane shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Trane keeps and maintains public records upon completion of this Agreement, Trane shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to Customer, upon request from Customer's custodian of public records, in a format that is compatible with the information technology systems of Customer.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT COUNTY'S CUSTODIAN OF PUBLIC RECORDS AT (772) 419-6959, PUBLIC_RECORDS@MARTIN.FL.US, MARTIN COUNTY, ATTN: PUBLIC RECORDS LIAISON, 2401 SE MONTEREY ROAD, STUART, FLORIDA 34996.

E-Verify.

In compliance with Section 448.095, Fla. Stat., Trane and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

a. Trane shall require each of its subcontractors to provide Trane with an affidavit stating that, for this Project, the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Trane shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this AGREEMENT.

b. The Customer, Trane, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

c. The Customer, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Trane otherwise complied, shall promptly notify Trane and Trane shall immediately terminate the contract with the subcontractor.

d. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(5)(d), Fla. Stat. Trane acknowledges that upon termination of this AGREEMENT by the Customer for a violation of this section by Trane, Trane may not be awarded a public contract by Customer for at least one (1) year. Trane further acknowledges that it is liable for any additional costs incurred by the Customer as a result of termination of any contract for a violation of this section.

e. *Subcontracts.* Trane or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Trane shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

*****END OF TEXT; SIGNATURE PAGE FOLLOWS*****

IN WITNESS WHEREOF, the duly authorized representatives of the parties have each executed this Agreement, effective as of the date first above written.

ATTEST:

Trane U.S. Inc.

By: _____
Fernando Lagomasino
Its: VP and Florida District Manager

Date: 08/04/2025

Trane's state contractor's license number: CGC1522217

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

_____
CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

_____
ELYSSE A. ELDER, ACTING COUNTY ATTORNEY

PACT
PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

SECURITY ADDENDUM TO PACT AGREEMENT

BETWEEN MARTIN COUNTY AND TRANE DATED 8/12/25

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

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

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

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

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

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

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

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

3. Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential as provided by applicable state and federal laws ("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 the 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 Trane 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
    a. Data backups; and
    b. 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.

PACT
PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT A
Payment Schedule

Customer will make payments to Trane at the times and in the amounts set forth in the following schedule:

Milestone	***Payment Due***
Aug. 25' – Mobilization Upon Execution of Agreement by Customer	$1,062,260
Sept.25' – Monthly Payment	$71,084
Oct. 25 – Monthly Payment	$322,416
Nov. 25' – Monthly Payment	$337,655
Dec. 25' – Monthly Payment	$956,611
Jan. 26' – Monthly Payment	$790,891
Feb. 26' – Monthly Payment	$429,654
Mar. 26' – Monthly Payment	$781,142
Apr. 26' – Monthly Payment	$519,895
May 26' – Monthly Payment	$193,434
June 26' – Monthly Payment	$20,235
July 26' – Monthly Payment	$9,520
Aug. 26' – Monthly Payment	$0
Sep. 26' – Monthly Payment	$0
Oct. 26' – Monthly Payment	$193,818
Nov. 26' – Final Payment	$175,000

INITIALED BY: ____Customer ____Trane
Exhibit A (2-2-09) Trane Project No.: #

EXHIBIT B
Scope of Services

The Services are defined as the following:

ECM-01A Interior LED Lighting Retrofit

Overview

Trane will retrofit fluorescent light fixtures with Type C LED tube and driver retrofits as per the lighting table below.

At the Libraries Trane will retrofit florescent troffer fixtures with center-basket "door kits" as per the lighting table below. Center-basket style was chosen to match the style of recent LED fixtures that have been installed by the County staff in several facilities, including the Courthouse, Administration Building, and a portion of Blake Library.

Scope of Work

- Ladders and or/ Lifts will be required for the majority of the retrofit.
- Clean up will take place at the end of each shift with trash removal being completed before leaving the premises.
- Work to be performed in 4 x 10 hour, or 5 x 8 hour shifts.
- Lighting Installation:
    - Lockout/Tagout existing lighting circuit.
    - Open fixture to remove existing lens, lamps, and ballasts and safely disconnect electrical supply.
    - Furnish and install new LED driver and lamps.
    - Re-install fixture Lense.
    - Dispose of all old lamps, removed equipment and waste material.
    - PCB-containing ballasts and mercury-containing lamps which shall be replaced by Trane and disposed of by Trane with Customer as owner/generator of the Hazardous Material.
- Trane to provide sample pre- and post- foot candle measurements.
- Trane will provide attic stock on the material provided up to $3,725.35 (total for ECM- 01A and 01B).
- Photometrics or changes to the existing reflected ceiling design are not included.

ECM-01B Parking Lot Lighting Retrofit

Overview

Trane will retrofit existing parking lot pole mounted lighting fixtures with LED fixtures as per the lighting table below.

Scope of Work

- Ladders for poles 12 ft tall or lower, and Bucket trucks, or lifts will be required for poles higher than 12 ft tall.
- Clean up will take place at the end of each shift with trash removal being completed before leaving the premises.
- Work to be performed during daylight time.
- Lighting Installation:
    - Lockout/Tagout existing lighting circuit.
    - Remove existing light fixtures.
    - Install and connect new light fixture.
- Test light.
- Clean up area.
- Dispose of old light fixture.

- Trane to provide pre- and post- foot candle measurements.
- Trane will provide attic stock on the material provided up to $3,725.35 (total for ECM -01A and -01B)
- Photometrics or changes to the existing poles and spacing are not included.

Please find below the Lighting Work Scope table for ECM-01A and ECM-01B.

Lighting Work Scope table ECM-01A and ECM-01B

Building / Retrofit	Retrofit Quantity
Administration Building	
Administration Center Warehouse	
8' StripF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	1
8' StripF96T8 / 2L Electronic Retrofit fixture with 8' LED Strip Kit (35w / 4900lm)	12
Blake Library	
1x4 Rec. ParabolicF32T8 / 2L Electronic Retrofit fixture with (1) 4' T8 LED Linear Tube and Normal Power LED Driver	242
2' VanityF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	4
2x2 Rec. ParabolicF32T8/U / 2L Electronic Retrofit fixture with 2x2 LED Door Kit (24w / 3168lm)	268
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	1
4' IndustrialF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
4' Strip Cove / SoffitF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	10
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	20
4' Wall BracketFP28T5 / 2L Electronic Retrofit fixture with (2) 4' T5HE LED Linear Tube and Normal Power LED Driver	3
Cylinder CFL 13w PL / CFL Replace fixture with LED Wall Brick (20w / 2700lm) - White	1
Cylinder CFL 13w PL / CFL Retrofit fixture with 6" LED Recessed Can Kit (9w / 850lm)	2
Jelly Jar CFL 13w PL / CFL Replace fixture with LED Wall Brick (20w / 2700lm) - White (Requires pipe & wire work)	5
Recessed Can 10" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm) w/10" Goof Ring	4
Recessed Can 12"100w MH / HID Pulse Start Retrofit fixture with 10" LED Recessed Can Kit (38w / 3600lm) w/12" Goof Ring	6
Recessed Can 12"175w MH / HID-175Retrofit fixture with 10" LED Recessed Can Kit (38w / 3600lm) w/12" Goof Ring	5
Recessed Can 6"75w Incandescent / N/A Retrofit fixture with 6" LED Recessed Can Kit (9w / 850lm)	2
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	5

Building / Retrofit	Retrofit Quantity
Blake Library - Exterior	
Building Department	
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	3
4' IndustrialF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	10
4' VanityF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	10
Citrus Grove Park	
4' Vapor Tight w/BatteryFP28T5 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	3
4' Vapor TightFP28T5 / 2L Electronic Retrofit fixture with (2) 4' T5HE LED Linear Tube and Normal Power LED Driver	17
County Line Park Community Center	
Flood150w Incandescent / N/A Relamp fixture with PAR38 LED	1
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	1
Court Holding	
Wall Pack150w MH / HID-150Replace fixture with LED Wall Pack (35w / 4655lm)	1
Court Holding - Exterior	
Bollard100w MH / HID Pulse Start Retrofit fixture with LED Direct Drive Lamp - Remove ballast and direct wire socket	27
Flood250w MH / HID-250Replace fixture with LED Flood (90w / 13950lm)	1
Post Top100w MH / HID-100Relamp fixture with LED Corn Cob lamp (45w / 6300lm) - remove existing ballast and direct wire socket	8
Shoebox250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	7
Shoebox250w MH / HID-250Replace fixtures with (2) LED Area Luminaires (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	12
Cummings Library	
12' Direct/IndirectF32T8 / 2L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	5
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with 2x2 LED Door Kit (24w / 3168lm)	12

Building / Retrofit	Retrofit Quantity
2x2 Rec. ParabolicFB31T8/U / 3L Electronic Retrofit fixture with 2x2 LED Door Kit (24w / 3168lm)	14
2x2 Rec. Parabolic PLL 40w Biax / 2L Electronic Retrofit fixture with 2x2 LED Door Kit (24w / 3168lm)	3
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	1
2x4 Rec. Parabolic w/BatteryF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit w/Emergency Battery (30w / 4110lm)	15
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	38
4' Direct/IndirectF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	59
4' Direct/IndirectF32T8 / 2L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	2
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (1) 4' T8 LED Linear Tube and Normal Power LED Driver	4
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	6
4' Wrap - Emergency BatteryF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	1
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	12
Decorative Chandelier CFL 42w PL / CFL Retrofit fixture with (6) 16w LED Direct Drive lamp - remove ballast & direct wire socket	65
Decorative Low Bay CFL 42w PL / CFL Retrofit fixture with (2) 16w LED Direct Drive lamp - remove ballast & direct wire socket	8
Flood CFL 42w PL / CFL Replace fixture with LED Flood (35w / 5250lm)	6
Recessed Can 10" – Horz CFL 13w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (17w / 1380lm) w/10" Goof Ring & Battery	19
Recessed Can 8" - Horz - Emergency Battery CFL 13w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (17w / 872lm) w/battery	15
Recessed Can 8" – Horz CFL 13w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	42
Recessed Can 8" - Vert w/Battery CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (17w / 1380lm) - Emergency Battery	11
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (23w / 2300lm)	15
Track SpotPAR30 75w / N/A Relamp fixture with PAR30 LED	7
Wall Mount UpLight100w MH / HID-100Relamp fixture with LED Corn Cob lamp (18w / 2520lm) - remove existing ballast and direct wire socket	3

Building / Retrofit	Retrofit Quantity
Wall Pack - FCT - UpLight175w MH / HID-175Relamp fixture with LED Corn Cob lamp (18w / 2520lm) - remove existing ballast and direct wire socket	5
Wall Pack - Full CutCFL 13w PL / CFL Replace fixture with LED Wall Pack (25w / 3525lm)	1
Wall Pack CFL 42w PL / CFL Replace fixture with LED Wall Pack (25w / 3525lm)	3
Cummings Library - Exterior	
Cobrahead250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	14
Fire Rescue Fleet Maintenance	
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	24
4' IndustrialF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	8
4' Vapor TightF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	25
4' Vapor TightF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	15
High Bay400w MH / HID-400Replace fixture with LED High Bay (150w / 24300lm) w/Clear Reflector & microwave motion sensor step dimming	15
Fire Rescue Fleet Maintenance - Exterior	
Cobrahead250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	7
Fire Rescue LifeStar Hanger	
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	4
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	35
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	3
High Bay1000w MH / HID-1000Replace fixture with LED High Bay (320w / 50550lm) w/wireguard & microwave motion sensor step dimming	5
Fire Rescue LifeStar Hanger - Exterior	
Flood250w MH / HID-250Replace fixture with LED Flood (90w / 13950lm)	2
Fire Station #16	
2' Wall BracketF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	1

Building / Retrofit	Retrofit Quantity
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	9
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	21
4' VanityF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4
4' Vapor TightF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	22
High Bay400w MH / HID-400Replace fixture with LED High Bay (150w / 24300lm) w/Clear Reflector & microwave motion sensor step dimming	6
Recessed Can 8" – Horz CFL 32w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	2
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	25
Recessed Can 8"75w Incandescent / N/A Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	26
Sconce100A / N/A Relamp fixture with (2) A19 LED	2
Fire Station #16 - Exterior	
Cobrahead250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	8
Fire Station #21	
2' Wall BracketF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	13
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	37
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	8
4' VanityF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	6
4' Vapor TightF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	22
High Bay1000w MH / HID-1000Replace fixture with LED High Bay (320w / 50550lm) w/wireguard & microwave motion sensor step dimming	12
Recessed Can 8" – Vert CFL 18w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	4
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	25
Recessed Can 8"75w Incandescent / N/A Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	4
Fire Station #21 - Exterior	

Building / Retrofit	Retrofit Quantity
Cobrahead250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	10
Flood150w MH / HID-150Replace fixture with LED Flood (35w / 5250lm)	2
Fire Station #22	
2x2 Rec. AcrylicF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	17
2x2 Rec. Parabolic w/BatteryF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	2
2x4 High BayFP54T5HO / 4L Electronic Replace fixture with LED High Bay (100w / 16500lm) w/Clear Reflector & microwave motion sensor step dimming	7
2x4 Rec. Acrylic w/BatteryF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	2
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	10
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	2
4' Vapor TightF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	9
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	14
Recessed Can 8" – Horz CFL 32w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	6
Recessed Can 8" – Horz CFL 42w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	9
Recessed Can 8" - Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	3
Wall Pack CFL 42w PL / CFL Replace fixture with LED Wall Pack (25w / 3525lm)	2
Fire Station #23	
2' Wall BracketF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	6
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	22
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	6
4' VanityF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4

Building / Retrofit	Retrofit Quantity
4' Vapor TightF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	8
Bulkhead CFL 26w PL / CFL Replace fixture with LED Wall Pack (25w / 3525lm)	11
High Bay400w MH / HID-400Replace fixture with LED High Bay (150w / 24300lm) w/Clear Reflector & microwave motion sensor step dimming	9
Jelly Jar CFL 23w Screw In / Integral CFL Relamp fixture with PAR30 LED	1
Jelly JarI100A / N/A Relamp fixture with A19 LED	1
Recessed Can 8" - Vert w/Battery CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (17w / 872lm) w/battery	4
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	25
Recessed Can 8" – Vert CFL 32w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	5
Recessed CanI100A / N/A Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	30
SconceI100A / N/A Relamp fixture with (2) A19 LED	2
Fire Station #23 - Exterior	
Flood CFL 42w PL / CFL Replace fixture with LED Flood (35w / 5250lm)	4
Shoebox250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	2
Shoebox250w MH / HID-250Replace fixtures with (2) LED Area Luminaires (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	2
Fire Station #30	
2' Wall BracketF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	2
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
2x4 Rec. Parabolic w/BatteryF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	4
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	17
4' Strip Cove / SoffitF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	8
4' VanityF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	5
4' Vapor TightF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4

Building / Retrofit	Retrofit Quantity
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	9
Exit Sign w/battery & lightsI20T / N/A Replace fixture with LED Exit Sign COMBO w/Battery Back Up & Egress Lights (White/Red)	2
High Bay400w MH / HID-400Replace fixture with LED High Bay (150w / 24300lm) w/Clear Reflector & microwave motion sensor step dimming	9
Recessed Can 8" – Horz CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (23w / 2300lm)	20
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	6
Recessed Can 8"CFL 18w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	6
Track Head CFL 23w Screw In / Integral CFL Relamp fixture with PAR30 LED	2
Fire Station #32	
1x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	3
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	11
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	19
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	13
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
Decorative Wall Coach70w MH / HID-70Relamp fixture with LED Corn Cob lamp (18w / 2520lm) - remove existing ballast and direct wire socket	1
High Bay400w MH / HID-400Replace fixture with LED High Bay (150w / 24300lm) w/Clear Reflector & microwave motion sensor step dimming	16
Jelly Jar CFL 13w Screw in / Integral CFL Relamp fixture with A19 LED	2
Recessed Can 8" – Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	2
Recessed Can 8"75w Incandescent / N/A Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	7
Wall Pack150w MH / HID-150Replace fixture with LED Wall Pack (35w / 4655lm)	3
General Services Complex	
2' StripF20T12 / FL Magnetic ES Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	1
2' Wall BracketF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	1

Building / Retrofit	Retrofit Quantity
2x2 Rec. ParabolicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	4
2x2 Surf. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	2
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	11
2x4 Rec. AcrylicF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	3
2x4 Surf. AcrylicF32T8 / 2L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	1
4' IndustrialF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	17
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	8
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
4' WrapF32T8 / 2L Electronic Retrofit fixture with (1) 4' T8 LED Linear Tube and Normal Power LED Driver	4
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	31
4' WrapF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	30
4' WrapF34T12 / FL Magnetic ES Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4
8' StripF96T8 / 2L Electronic Retrofit fixture with 8' LED Strip Kit (35w / 4900lm)	4
Ceiling Mount60w Incandescent / N/A Relamp fixture with A19 LED	1
Decorative Suspended60w Incandescent / N/A Relamp fixture with A19 LED	1
Exit Sign w/battery & lightsI20T / N/A Replace fixture with LED Exit Sign COMBO w/Battery Back Up & Egress Lights (White/Red)	1
Recessed Can 6"I100A / N/A Retrofit fixture with 6" LED Recessed Can Kit (9w / 850lm)	1
Wall Pack - FLD70w MH / HID-70Replace fixture with LED Wall Pack (15w / 2160lm)	3
Wall Pack175w MH / HID-175Replace fixture with LED Wall Pack (25w / 3525lm)	1
Wall Pack CFL 26w PL / CFL Replace fixture with LED Wall Pack (25w / 3525lm)	2
Historical Courthouse	
Ceiling Drum CFL 13w PL / CFL Replace fixture with LED Flush Mount	3

Building / Retrofit	Retrofit Quantity
Decorative Surface CFL 32w / CFL Replace fixture with LED Flush Mount	5
Hobe Sound Civic Center - Community Center	
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	7
4' WrapF34T12 / FL Magnetic ES Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	2
Exit Sign w/battery & lightsI20T / N/A Replace fixture with LED Exit Sign COMBO w/Battery Back Up & Egress Lights (White/Red)	3
Hobe Sound Civic Center - Community Center - Exterior	
Hoke Library	
2x2 Rec. ParabolicF32T8/U / 2L Electronic Retrofit fixture with 2x2 LED Door Kit (24w / 3168lm)	2
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	5
2x4 Rec. Parabolic w/Battery4' TLED T8 / N/A Retrofit fixture with 2x4 LED Door Kit w/Emergency Battery (30w / 4110lm)	1
2x4 Rec. Parabolic w/BatteryF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit w/Emergency Battery (30w / 4110lm)	6
2x4 Rec. Parabolic4' TLED T8 / N/A Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	15
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	120
4' IndustrialF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	12
4' Strip Cove / SoffitF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	2
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
Modular TrackMR16 / fixture with LED MR16 (Verify base & optics)	12
Recessed Can 6" - Vert CFL 18w PL / CFL Retrofit fixture with 6" LED Recessed Can Kit (9w / 850lm)	6
Recessed Can 6" - Vert CFL 26w PL / CFL Retrofit fixture with 6" LED Recessed Can Kit (13w / 1250lm)	6
Recessed Can 8" - Vert CFL 18w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	1

Building / Retrofit	Retrofit Quantity
Recessed Can 8" - Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	7
Recessed Can 8" - Vert CFL 32w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	4
SconceI100A / N/A Relamp fixture with (2) A19 LED	2
Surface Mount CFL 13w PL / CFL Replace fixture with LED Wall Brick (20w / 2700lm) - White	3
Wall Pack - FCT - UpLight175w MH / HID-175Relamp fixture with LED Corn Cob lamp (45w / 6300lm) - remove existing ballast and direct wire socket	4
Wall Pack175w MH / HID-175Replace fixture with LED Wall Pack (25w / 3525lm)	3
Hoke Library - Exterior	
Shoebox250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	5
Shoebox250w MH / HID-250Replace fixtures with (2) LED Area Luminaires (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	4
Indian Riverside Park - Children's Museum	
2' VanityF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	4
2' Wrap2' TLED / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	13
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	2
2x4 Rec. Acrylic4' TLED T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	16
4' Direct/Indirect4' TLED T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	35
4' Strip4' TLED T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	16
4' VanityF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	3
4' Wrap4' TLED T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	3
4' Wrap4' TLED T8 / 2L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	2
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
4' WrapF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	2
Exit Sign w/battery & lightsI20T / NA Replace fixture with LED Exit Sign COMBO w/Battery Back Up & Egress Lights (White/Red)	2

Building / Retrofit	Retrofit Quantity
Wall Pack150w MH / HID-150Replace fixture with LED Wall Pack (35w / 4655lm)	6
Indiantown Health Department	
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	16
2x2 Rec. AcrylicF34T12/U / FL Magnetic ES Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	5
2x2 Surf. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	1
2x4 Rec. AcrylicF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	84
2x4 Rec. AcrylicF34T12 / FL Magnetic ES Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	2
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	2
4' WrapF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	7
4' WrapF34T12 / FL Magnetic ES Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	2
Sconce CFL 13w Screw in / Integral CFL Relamp fixture with A19 LED	1
Indiantown Health Department - Exterior	
Shoebox250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	3
Jensen Beach Community Center	
3' Decorative SconceF25T8 / 2L Electronic Retrofit fixture with (2) 3' T8 LED Linear Tube and Normal Power LED Driver	9
4' IndustrialF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	9
Keyless CFL 55w / N/A Relamp fixture with A19 LED	1
Recessed Can 8" - Vert w/Battery CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (17w / 872lm) w/battery	7
Recessed Can 8" - Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	11
Lahti Library	229
2x2 Rec. Parabolic w/BatteryF32T8/U / 2L Electronic Retrofit fixture with 2x2 LED Door Kit w/Emergency Battery (24w / 3168lm)	2
2x2 Rec. ParabolicF32T8/U / 2L Electronic Retrofit fixture with 2x2 LED Door Kit (24w / 3168lm)	41
2x4 Rec. AcrylicF32T8 / 4L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	4

Building / Retrofit	Retrofit Quantity
4' Direct/IndirectF32T8 / 2L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	20
4' VanityF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	6
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	5
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4
4' WrapF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	2
Recessed Can 4"MR16 / N/A Relamp fixture with LED MR16 (Verify base & optics)	3
Lahti Library - Exterior	
Shoebox250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	4
Langford Park	
1x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4
2' StripF20T12 / FL Magnetic ES Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	1
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	95
4' StripF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	12
4' StripF34T12 / FL Magnetic ES Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
4' VanityF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	4
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	12
Exit Sign w/battery & lightsI20T / N/A Replace fixture with LED Exit Sign COMBO w/Battery Back Up & Egress Lights (White/Red)	3
Recessed Can 10" - Horz w/battery CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (17w / 1380lm) w/10" Goof Ring & Battery	14
Recessed Can 6"60w Incandescent / N/A Retrofit fixture with 6" LED Recessed Can Kit (9w / 850lm)	8
Recessed Can 8" – Horz CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (23w / 2300lm)	3
Recessed Can 8" - Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	4
SconceI100A / N/A Relamp fixture with (2) A19 LED	2

Building / Retrofit	Retrofit Quantity
Martin County Landfill	
2' WrapF17T8 / 2L Electronic Retrofit fixture with (2) 2' T8 LED Linear Tube and Normal Power LED Driver	2
2x4 Rec. Acrylic4' TLED T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	6
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	4
2x4 Rec. Parabolic4' TLED T8 / N/A Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	8
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	28
4' Direct/Indirect4' TLED T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	18
4' Vapor TightF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	37
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (1) 4' T8 LED Linear Tube and Normal Power LED Driver	5
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	12
4' WrapF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	1
8' IndustrialF96T8 / 2L Electronic Retrofit fixture with 8' LED Strip Kit (35w / 4900lm)	26
8' StripF96T12ES / F2em96Retrofit fixture with 8' LED Strip Kit (35w / 4900lm)	5
High Bay400w MH / HID-400Replace fixture with LED High Bay (150w / 24300lm) w/Clear Reflector & microwave motion sensor step dimming	1
Recessed Can 8"I100A / N/A Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	2
Wall Pack150w MH / HID-150Replace fixture with LED Wall Pack (35w / 4655lm)	5
Martin County Landfill - Exterior	
Flood400w MH / HID-400Replace fixture with LED Flood (90w / 13950lm)	1
Martin County Tax Collector	
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	180
Globe60w Incandescent / N/A Relamp fixture with A19 LED	2
Mc DRC (Old EOC)	
1x4 Rec. ParabolicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	9

Building / Retrofit	Retrofit Quantity
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	5
MCSO Aviation Hanger	
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	2
2x4 Rec. AcrylicF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	20
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	8
MCSO Aviation Hanger - Exterior	
Flood250w MH / HID-250Replace fixture with LED Flood (90w / 13950lm)	2
Morgade Library	
1x4 Rec. ParabolicF32T8 / 2L Electronic Retrofit fixture with 1x4 LED Door Kit (24w / 3168lm)	10
2x2 Rec. ParabolicF32T8/U / 2L Electronic Retrofit fixture with 2x2 LED Door Kit (24w / 3168lm)	22
2x4 Rec. Acrylic4' TLED T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	2
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	7
2x4 Rec. AcrylicF32T8 / 4L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	18
2x4 Rec. Parabolic - Emergency BatteryF32T8 / 4L Electronic Retrofit fixture with 2x4 LED Door Kit w/Emergency Battery (30w / 4110lm)	6
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	2
2x4 Rec. ParabolicF32T8 / 4L Electronic Retrofit fixture with 2x4 LED Door Kit (30w / 4110lm)	125
4' IndustrialF32T8 / 2L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	8
4' Strip Cove / SoffitF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	48
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
Decorative Chandelier CFL 42w PL / CFL Retrofit fixture with (6) 16w LED Direct Drive lamp - remove ballast & direct wire socket	14
Exit Sign w/battery & lightsI20T / N/A Replace fixture with LED Exit Sign COMBO w/Battery Back Up & Egress Lights (White/Red)	3
Recessed Can 4"MR16 / N/A Relamp fixture with LED MR16 (Verify base & optics)	4

Building / Retrofit	Retrofit Quantity
Recessed Can 8" - Vert CFL 18w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	41
Recessed Can 8" - Vert CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	18
TrackI100A / N/A Relamp fixture with PAR30 LED	4
Wall Mount UpLight100w MH / HID-100Relamp fixture with LED Corn Cob lamp (18w / 2520lm) - remove existing ballast and direct wire socket	8
Morgade Library - Exterior	
Shoebox250w MH / HID-250Replace fixture with LED Area Luminaire (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	8
Shoebox250w MH / HID-250Replace fixtures with (2) LED Area Luminaires (71w / 10992lm - Optics TBD) - Slipfit w/Tenon Direct Arm	4
New Monrovia Park Community Center	
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	2
2x4 Rec. AcrylicF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	2
2x4 Rec. ParabolicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	22
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
Jelly Jar60w Incandescent / N/A Relamp fixture with A19 LED	1
Recessed Can 8" – Horz CFL 13w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	9
New Monrovia Sheriff Substation	
2x4 Rec. AcrylicF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	24
Wall Pack150w MH / HID-150Replace fixture with LED Wall Pack (35w / 4655lm)	3
Public Safety Complex	
12' Direct/IndirectF32T8 / 2L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	45
1x4 Rec. Acrylic4' TLED T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	9
1x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	21
1x4 Rec. ParabolicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	27

Building / Retrofit	Retrofit Quantity
2x2 Rec. Acrylic4' TLED - T8U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	211
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	17
2x2 Rec. AcrylicF34T12/U / FL Magnetic ES Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	2
2x2 Rec. ParabolicFB31T8/U / 3L Electronic Retrofit fixture with (3) 2' T8 LED Linear Tube and Normal Power LED Driver	4
2x4 High BayFP54T5HO / 4L Electronic Replace fixture with LED High Bay (100w / 16500lm) w/Clear Reflector & microwave motion sensor step dimming	34
2x4 Rec. Acrylic4' TLED T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	25
2x4 Rec. Acrylic4' TLED T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	35
2x4 Rec. Acrylic4' TLED T8 / N/A Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	142
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	81
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	38
2x4 Rec. AcrylicF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	148
2x4 Rec. VolumetricF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	176
4' Direct/IndirectF32T8 / 2L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	11
4' IndustrialF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	39
4' Vapor Tight4' TLED T8 / N/A Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	5
4' Vapor TightF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	23
4' Wall Bracket w/BatteryF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	10
4' Wall BracketF32T8 / 2L Electronic Retrofit fixture with (1) 4' T8 LED Linear Tube and Normal Power LED Driver	16
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	8
4' WrapF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	1

Building / Retrofit	Retrofit Quantity
8' Indirect Up4' TLED T8 / N/A Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	10
8' Industrial4' TLED T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	2
8' IndustrialF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	7
8' Louvered Up/Down4' TLED T8 / N/A Retrofit fixture with (6) 4' T8 LED Linear Tube and (3) Normal Power LED Driver	18
Bulkhead CFL 26w PL / CFL Relamp fixture with LED Corn Cob lamp (18w / 2520lm) - remove existing ballast and direct wire socket	2
High Bay1000w MH / HID-1000Replace fixture with LED High Bay (320w / 50550lm) w/wireguard & microwave motion sensor step dimming	1
Recessed Can 10" – Horz CFL 13w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (17w / 1380lm) w/10" Goof Ring & Battery	8
Recessed Can 4"MR16 / N/A Relamp fixture with LED MR16 (Verify base & optics)	5
Recessed Can 6"60w Incandescent / N/A Retrofit fixture with 6" LED Recessed Can Kit (9w / 850lm)	2
Recessed Can 6"I100A / N/A Retrofit fixture with 6" LED Recessed Can Kit (9w / 850lm)	10
Recessed Can 8" – Horz CFL 32w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	30
Recessed Can 8" - Vert w/Battery CFL 32w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (17w / 872lm) w/battery	14
Recessed Can 8" - Vert CFL 13w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	12
Recessed Can 8"60w Incandescent / N/A Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	42
Recessed Square70w HPS / HID-70Retrofit fixture with LED Rectangular Kit (12w / 1600lm)	39
Surface Mount CFL 13w PL / CFL Retrofit fixture with LED Circular Kit (13.5w / 2150lm)	5
TrackI100A / N/A Relamp fixture with PAR30 LED	3
Wall Pack150w MH / HID-150Replace fixture with LED Wall Pack (35w / 4655lm)	38
Wall Pack70w HPS / HID-70Replace fixture with LED Wall Pack (15w / 2160lm)	1
Supervisor of Elections	
2x2 Rec. AcrylicF32T8/U / 2L Electronic Retrofit fixture with (2) 4' T8U LED Linear Tube and Normal Power LED Driver	1
2x4 Rec. AcrylicF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	61

Building / Retrofit	Retrofit Quantity
4' WrapF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	1
8' StripF32T8 / 4L Electronic Retrofit fixture with (4) 4' T8 LED Linear Tube and Normal Power LED Driver	13
Keyless CFL 23w Screw In / Integral CFL Relamp fixture with A19 LED	1
Recessed Can 8"75w Incandescent / N/A Retrofit fixture with 8" LED Recessed Can Kit (16w / 1600lm)	10
Willougby Property Appraiser's Office	
Willoughby MPO Office	
Witham Field Customs Building	
2x4 Rec. AcrylicF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	10
2x4 Rec. Volumetric w/BatteryF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver - Emergency Battery Back Up	5
2x4 Rec. VolumetricF32T8 / 2L Electronic Retrofit fixture with (2) 4' T8 LED Linear Tube and Normal Power LED Driver	18
4' Tamper ProofF32T8 / 3L Electronic Retrofit fixture with (3) 4' T8 LED Linear Tube and Normal Power LED Driver	6
Recessed Can 10" – Horz CFL 26w PL / CFL Retrofit fixture with 8" LED Recessed Can Kit (23w / 2300lm) w/10" Goof Ring	16

ECM-02 Water Conservation

Overview

Trane will retrofit selected existing domestic water fixtures with water efficient valves and accessories, to bring these fixtures back to design condition.

Scope of Work

- Trane will retrofit water fixtures as per the table below to meet or exceed the following:
  - Faucets – 0.5 gpm.
  - Showerheads – 1.5 gpm.
  - Urinals – 0.5 gpf.
  - Toilets – 1.6 gpf.
- All work will be coordinated with Martin County Facilities and Security on a daily basis, so that critical areas are properly cleared prior to working on each of the areas on scope.
- Any specific parts or equipment listed are subject to change based availability and site conditions at time of installation. Substituted parts will be of similar or better performance for their intended application.

Please find below the Water Conservation Work Scope table.

ECM-02 Water Conservation work scope

Location/Pre and Post Retrofit	**QTY**
Administrative Center	
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm 1.6 GPF Diaphragm Toilet Valve Kit	1
2.2 GPM Faucet Aerator Female 1.5 GPM Kitchen Faucet Aerator	1
Blake Library	
1.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	3
1.6 GPF/3.5 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed <6vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	1
2.0 GPM Faucet Aerator Female 0.5 GPM Faucet Aerator	5
2.2 GPM Faucet Aerator Female 0.5 GPM Faucet Aerator	5
2.5 GPM Faucet Aerator Female 0.5 GPM Faucet Aerator	2
Building Department	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	2
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2

Location/Pre and Post Retrofit	QTY
Building Maintenance Shop	
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Citrus Grove Park	
2.0 GPM Faucet Aerator Female 1.5 GPM Kitchen Faucet Aerator	1
4.0 GPM Faucet Aerator Female 1.5 GPM Kitchen Faucet Aerator	2
Cob Building	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	2
Cob Building (Cont'd)	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed0.5 GPF Diaphragm Urinal Valve Kit	2
1.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
1.25 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	3
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	16
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed 21vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	6
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	4
1.6 GPF/3.5 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	3
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	3
2.2 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	5
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
County Line Park - Community Center	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Top Mount (Integral)0.5 GPF Diaphragm Urinal Valve Kit	1
3.5 GPF/3.5 GPF Floor Mount Tank Type Water Closet1.28 GPF Floor Mount Tank Type Toilet with Gravity Tank and Bowl STD w/ Seat minus cover	1
Court Holding	
1.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	1
1.6 GPF/3.5 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	1
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2
3.5 GPF/3.5 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed 9vBt Diaphragm1.28 GPF Floor Mount Top Spud Toilet STD, Diaphragm Flush Valve w/Seat minus Cover	1
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1

Location/Pre and Post Retrofit	QTY
Courthouse	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	1
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	40
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed 21vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	2
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	5
1.6 GPF/3.5 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	1
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.5 GPM Standard Showerhead1.5 GPM Standard Showerhead	2
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	9
Cummings Library	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed0.5 GPF Diaphragm Urinal Valve Kit	2
1.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	3
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	3
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	4
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2
Field Operations	
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
2.2 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
Fire Rescue Lifestar Hangar	
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Fire Station 16 Kitchen	
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2

Location/Pre and Post Retrofit	QTY
Fire Station 16 Restroom	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
Fire Station 16 Restrooms near gym	
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
Fire Station 16 Shop	
3.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Fire Station 21	
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	1
1.6 GPF/2.4 GPF Wall Mount Flush Valve Water Closet Top Spud - Exposed Side Mount <6vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	3
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	5
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Fire Station 22	
4.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
Fire Station 23	
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
Fire Station 24	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	2
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	5
Fire Station 30	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	1
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
4.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	3
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Fire Station 32	
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	3
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Halpatiokee Regional Park	
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Top Mount (Integral) 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	5

Location/Pre and Post Retrofit	QTY
Hobe Sound Civic Center - Community Center	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed0.5 GPF Diaphragm Urinal Valve Kit	1
1.25 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
3.5 GPF/3.5 GPF Floor Mount Tank Type Water Closet1.28 GPF Floor Mount Tank Type Toilet with Gravity Tank and Bowl STD w/ Seat minus cover	1
Hoke Library	
1.0 GPF/1.5 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	1
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Holt Administration	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	4
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
3.5 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 21vBt Diaphragm1.28 GPF Floor Mount Top Spud Toilet STD, Diaphragm Flush Valve w/Seat minus Cover	1
Indian Riverside Park - Sailing Center Building	
1.6 GPF/2.4 GPF Wall Mount Flush Valve Water Closet Rear Spud - Concealed Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	2
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	4
2.2 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	4
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.5 GPM Standard Showerhead1.5 GPM Standard Showerhead	4
Indian Riverside Park-Children'S Museum	
1.5 GPM Faucet Aerator Faucet Sensor Female0.5 GPM Faucet Aerator	2
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Indiantown Annex	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	1
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	6
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed <6vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	4
Indiantown Health Department	
1.0 GPF/1.5 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	1

Location/Pre and Post Retrofit	QTY
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	3
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Jensen Beach Community Center	
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	2
Jensen Beach Ocean Rescue	8
1.25 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.5 GPM Standard Showerhead1.5 GPM Standard Showerhead	1
Jensen Beach Park	
1.75 GPM Standard Showerhead1.5 GPM Standard Showerhead	6
Jimmy Graham Park	
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
Jock Leighton Park	
1.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	5
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	1
1.6 GPF/3.5 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	2
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
3.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
JV Reed Park	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Top Mount (Integral)0.5 GPF Diaphragm Urinal Valve Kit	2
2.5 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2
3.5 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed 9vBt Diaphragm1.28 GPF Floor Mount Top Spud Toilet STD, Diaphragm Flush Valve w/Seat minus Cover	1
Lahti Library	
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Lahti Library (Cont'd)	
2.2 GPM Faucet Aerator Faucet Sensor Female1.5 GPM Kitchen Faucet Aerator	1
Lamar Howard Park	
2.0 GPM Faucet Aerator Female0.5 GPM 4in Centerset, Deck Mount, Faucet	1

Location/Pre and Post Retrofit	QTY
Landfill Breakroom Building	
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Landfill Hazmat/Transfer Station	
0.5 GPM Faucet Aerator	3
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
2.2 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
4.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
Landfill Maintenance Shop	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
Landfill Scalehouse	
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.5 GPM Standard Showerhead1.5 GPM Standard Showerhead	1
Langford Park	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Top Mount (Integral)0.5 GPF Diaphragm Urinal Valve Kit	1
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Langford Park - Vince Bocchino Community Center	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Top Mount (Integral)0.5 GPF Diaphragm Urinal Valve Kit	2
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
LCpl Justin Wilson Park	
2.0 GPM Faucet Aerator Female0.5 GPM 4in Centerset, Deck Mount, Faucet	6
Martin County Tax Collector Offices	
Mary Brogan Park	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
Mc Drc (Old Eoc)	
0.125 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed0.5 GPF Diaphragm Urinal Valve Kit	1
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
MCSO Aviation Hangar	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1

2.5 GPM Standard Showerhead1.5 GPM Standard Showerhead	2
Location/Pre and Post Retrofit	**QTY**
Morgade Library	
1.0 GPF/1.5 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	1
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Side Mount 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	5
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
Mosquito Control Office	
4.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
New Fleet Maintenance	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	1
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2
2.5 GPM Standard Showerhead1.5 GPM Standard Showerhead	1
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
New Monrovia Park - Costella Williams Learning Center/Community Center	
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Top Mount (Integral) 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	3
New Monrovia Sheriff Substation	
1.25 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Park Operations Compound	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	2

Location/Pre and Post Retrofit	Sum of QTY
Port Salerno Civic Center	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Top Mount (Integral)0.5 GPF Diaphragm Urinal Valve Kit	1
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Public Safety Complex	
0.5 GPM Faucet Aerator	3
1.5 GPM Faucet Aerator Faucet Sensor Female0.5 GPM Faucet Aerator	1
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	5
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Top Mount (Integral) 9vBt Piston1.6 GPF Diaphragm Toilet Valve Kit	1
1.6 GPF/2.4 GPF Wall Mount Flush Valve Water Closet Top Spud - Exposed Top Mount (Integral) Piston1.6 GPF Diaphragm Toilet Valve Kit	2
1.8 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	3
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	6
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	2
2.5 GPM Standard Showerhead1.5 GPM Standard Showerhead	9
Rio Civic Center	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed0.5 GPF Diaphragm Urinal Valve Kit	1
3.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Sailfish Splash Water Park	
1.75 GPM Standard Showerhead1.5 GPM Standard Showerhead	8
2.2 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	1
2.5 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	3
4.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Stuart Beach Park	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	4
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	3
2.0 GPM Standard Showerhead1.5 GPM Standard Showerhead	12
Supervisor Of Elections Office	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	5
2.0 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
Timer Powers Park	
0.125 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed0.5 GPF Diaphragm Urinal Valve Kit	2

Location/Pre and Post Retrofit	Sum of QTY
Timer Powers Park (Cont'd)	
1.0 GPF/1.5 GPF Wall Mount Urinal Top Spud - Exposed0.5 GPF Diaphragm Urinal Valve Kit	1
1.6 GPF/2.4 GPF Wall Mount Flush Valve Water Closet Rear Spud - Concealed 21vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	4
2.0 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	4
Traffic Management Center	
Vehicle Maintenance Shop	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	4
2.2 GPM Faucet Aerator Female1.5 GPM Kitchen Faucet Aerator	1
William Doc Myers Park	
Willoughby Commons Usd Office	
1.0 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed0.5 GPF Diaphragm Urinal Valve Kit	1
Willoughby Mpo Office	
Willoughby Property Appraiser's Office	
0.125 GPF/1.0 GPF Wall Mount Urinal Top Spud - Exposed Side Mount0.5 GPF Diaphragm Urinal Valve Kit	1
Witham Field Customs Building	
1.5 GPM Faucet Aerator Female0.5 GPM Faucet Aerator	4
2.5 GPM Standard Showerhead1.5 GPM Standard Showerhead	2
Wojcieszak Park	
1.6 GPF/2.4 GPF Floor Mount Flush Valve Water Closet Top Spud - Exposed Top Mount (Integral) 9vBt Diaphragm1.6 GPF Diaphragm Toilet Valve Kit	5

ECM-04 PSC/Jail Chiller Plant Tie-in

Overview

Trane will install underground chilled water piping to connect the Public Safety Complex with the Jail chiller plant. Trane will add a 400-ton water-cooled chiller and cooling tower to the existing Jail chiller plant.

Mechanical Scope of Work

Trane will provide engineering design services for proposed scope of work.

Project will be phased to install new chiller/tower and underground piping while the Jail and other connected facilities continue to run on existing chiller plant. Scheduled shutdowns for piping connections will be scheduled and planned in advance with County staff.

Trane will install the owner-furnished 400 ton water cooled Agility chiller and a 400 ton Tower Tech cooling tower. Trane will receive chiller and cooling tower. All required handling, shipping, rigging, and crane service is included.

Trane will install new 400-ton HDWA water-cooled chiller in the Jail Chiller Plant. New chillers will be rigged into place through existing rollup door and set without disassembly into the empty chiller #3 bay in the existing plant.

Trane will remove and modify a section of the plate floor of the chiller plant under the new chiller to include a new I-beam to support the new chiller. The existing I-beam nearest the rollup door is not located properly for the shorter overall length of the new chiller. The plate floor will be modified as required.

Trane will rig and set the new chiller in place. Trane will provide complete mechanical and electrical installation of the new 400-ton HDWA water-cooled chiller. New valves and piping specialties will be furnished and installed. The new piping will be insulated in cellular foam glass to match existing.

Trane will install new concrete footers and anchor bolts for the new 400-ton cooling tower cell to extend the existing two-cell tower. Trane will extend existing condenser water piping, drain piping, and makeup water piping to new cooling tower cell as required.

Trane will furnish and install new chilled water supply and return piping in 6" HDPE from the Jail Chiller Plant to the PSC chiller connection point. Piping installation will be performed by directional boring for new the new chilled water mains. Piping specification is SDR-11 200psi class HDPE. The HDPE piping will be installed without insulation.

Trane will connect new chilled water supply and return piping to the existing chiller connection at the PSC and will furnish and install new manual isolation valves. The chillers will be demolished and removed from the jobsite. A blank flange and manual isolation valve will be added to the remaining existing chiller connection to provide a new temporary cooling connection point.

Trane will provide factory startup of new chiller and cooling tower. Trane will address any installation issues noted on chiller startup.

Trane will provide one-year warranty on installation materials and workmanship.

No mechanical modifications are required at the PSC to the existing building chilled water pumps. The existing ball valves in the bypass leg of the existing three-way control valves will be closed to convert the existing valves to two-way operation.

After the PSC is running on the new piping from the Jail Chiller Plant, Trane will demo two (2) existing 225 ton Trane RTAA air-cooled chillers located at the PSC in the equipment yard. Trane will remove and dispose of the chillers off site. The removal and replacement of the chiller/generator yard roof screening will be coordinated with the County.

Electrical Scope of Work

Trane will provide electrical installation of the new owner-furnished 400-ton HDWA water-cooled chiller from existing chiller #3 breaker in existing MCC. The new electrical connections for the new chiller will use EMT and compression fittings to match existing.

Trane will provide a new load side circuit from the existing breaker in the existing Motor Control Center for the new 30 HP tower fan circuit for Cooling Tower #3..

Trane will furnish and install a new 30 H- Variable Frequency Drive for the new cooling tower fans and terminate load side wiring in fan junction box provided by the cooling tower manufacturer to match the configuration of the existing tower VFD's.

After the PSC is running on the Jail Chiller Plant, Trane will demo the electrical service for the two (2) existing 225 ton Trane RTAA air-cooled chillers located at the PSC in the equipment yard. The existing circuit will be Locked and tagged out tag out and the power wiring/cabling and control wiring and conduits will be removed back to the switchgear. The conduit will be cut at grade level and capped/filled. The electrical service will be demolished and disposed off site.

Controls Scope of Work – Chiller Plant

Chiller Plant Controls Installation for PSC/Jail Chiller Plant Tie-In

- Tie-in new Trane BACnet controller to existing Tracer SC+
- 5-year Software Maintenance Plan (SMP)
- AHU Trends capability
- Local & Remote Alarms Set-up
- Web-based mobile access available

Provide new chilled water plant controls, including:

- Chiller-3 CHWS Temperature Sensor
- Chiller-3 CHWR Temperature Sensor
- Chiller-3 CWS Temperature Sensor
- Chiller-3 CWR Temperature Sensor
- Chiller-3 CHW Differential Pressure Transmitter
- Chiller-3 CW Differential Pressure Transmitter
- Replacement of existing Chiller-1 & 2 CHW Differential Pressure Transmitter
- Replacement of existing Chiller-1 & 2 CW Differential Pressure Transmitter
- Chiller-3 Start/Stop
- BTU Meter (qty: 2)
- Chiller-3 Chilled Water Isolation Valve Control
- Chiller-3 Condenser Water Isolation Valve Control
- Cooling Tower-3 Condenser Water Supply Isolation Valve Control
- Cooling Tower-3 Condenser Water Return Isolation Valve Control
- BACnet DDC Controller

Chiller Plant Controls Installation Labor:

- Engineering
- Installation
- Low voltage wiring
- Custom color graphic displays, reports and alarm sequences
- Startup & checkout
- One year warranty

Controls Scope of Work – Public Safety Complex (PSC)

EXISTING TRACER SC WEB ENABLED SYSTEM CONTROLLER

- Upgrade to new Tracer SC+ web enabled system controller

- Tie-in new Trane BACnet controller to new Tracer SC+
- 5-year Software Maintenance Plan (SMP)
- AHU Trends capability
- Local & Remote Alarms Set-up
- Web-based mobile access available

TERTIARY CHILLED WATER PUMP CONTROLS, INCLUDING:
- Chilled Water Differential Pressure Transmitter
- 2 Trane TRD200 Variable Frequency Drives with Manual Bypass

SPACE TEMPERATURE AND HUMIDITY MONITORING, TYPICAL FOR (20), INCLUDING:
- AirFi Wireless Coordinators (two per floor)
- AirFi Wireless Space Temperature, relative humidity, carbon dioxide (CO_2) and occupancy sensors

PSC Controls Installation Labor:
- Engineering
- Installation
- Low voltage wiring
- Custom color graphic displays, reports and alarm sequences
- Startup & checkout
- One year warranty

ECM-05A Cummings Library A/C Replacement

Overview

Trane will replace the existing split system DX air conditioning systems using old refrigerants with a new chilled water system. Constant volume Air Handling Units will be replaced with new stacked dehumidification chilled water Air Handling Units and converted to variable volume with new Variable Air Volume boxes. One (1) new owner-furnished eight (80) ton Air Cooled chiller will be installed and two (2) new chilled water pumps and HDPE chilled water pipes will be installed to deliver chilled water to the AHUs.

The following owner-furnished equipment will be installed by Trane:
- One (1) CGAM080 air cooled chillers.
- Two (2) End Suction Chilled Water Pumps.
- Four (4) CSAA Performance Climate Charger AHUs.
- One (1) BCXE Blower Coil.
- Thirteen (13) VCEF Variable Air volume boxes with Heat.

Trane will provide engineering design services and drawings on all the scopes below.

Scope of Work - Mechanical

Trane will receive all the equipment and coordinate with County for its installation. All required handling, shipping, rigging, and crane service is included.

Trane will implement these projects in Phases. Once new air-cooled chiller, pumps, and piping are installed, the air handling unit replacement will be phased to minimize downtime to the library. The new section AHU 4N and AHU 5N will be installed together first, followed by AHU 1E, AHU2E, and AHU3E to allow continued use of the library during construction.

Trane will perform installation in the first floor new mechanical Room 113 –

- Trane will demo the existing Air Handling Units AHU1, AHU4 and OAU1 and dispose them off site. Trane will demo the existing Condensing Units OACU1A, OACU1B, CU1A, CU1B, and CU4 and dispose them off site. The existing refrigerant / line sets will be demolished and disposed off site. Where the refrigerant lines pass under the existing structure, they will be cut and capped.
- Trane will rig, set, and install new AHU 4N, VAV 4-1 and VAV 4-2 in first floor mechanical room 113 of the new library. The drain line for AHU 4N will be connected to the existing condensate drain line. New chilled water supply and return piping will be installed including required pipe specialties and manual isolation valves. Underground piping will be in HPDE without insulation. Piping in the mechanical rooms will be steel pipe with white mastic jacketed foam glass insulation.
- New VAV boxes wil be installed and connected to the existing low pressure supply duct. New sheetmetal supply and return ductwork for AHU 4N will be furnished and installed.
- In Room 118 – Install VAV boxes VAV 4-3 and VAV 4-4. Connect to existing duct.

Trane will perform installation in the second floor New Library Mechanical Room 207 –

- Trane will demo the existing Air Handling Units AHU5, AHU6 and AHU7 and dispose them off site. Trane will demo the existing Condensing Units CU5A, CU5B, CU6, and CU7 and dispose them off site. The existing refrigerant / line sets will be demolished and disposed off site. Where the refrigerant lines pass under the existing structure, they will be cut and capped.
- Trane will rig, set, and install new AHU 5N, VAV 5-1 and VAV 5-3 in the second floor mechanical room of the new library. The drain line for AHU 5N will be connected to the existing condensate drain line. New chilled water supply and return piping will be installed including required pipe specialties and manual isolation valves. Underground piping will be in HPDE without insulation. Piping in the mechanical rooms will be steel pipe with white mastic jacketed foam glass insulation.
- New VAV boxes wil be installed and connected to the existing low pressure supply duct. New sheetmetal supply and return ductwork for AHU 5N will be furnished and installed.
- In Room 118 – Install VAV boxes VAV 4-3 and VAV 4-4. Connect to existing duct.

- Install VAV box 5-2 in the hallway outside of the mechanical room. Connect to existing duct.

Trane will perform installation in the first floor Old Library Mechanical Room 126 –

- Trane will demo the existing Air Handling Units AHU-E4 AHU- E5 and AHU-E6 and dispose them off site. Trane will demo the existing Condensing Units CU-E4, CU-E5, and CU- E6 and dispose them off site. The existing refrigerant / line sets will be demolished and disposed off site. Where the refrigerant lines pass under the existing structure, they will be cut and capped.
- Trane will rig, set, and install new AHU 2, VAV 2-1, VAV 2-2, and VAV-2-3 in the first floor of the old library. The drain line for AHU 5N will be connected to the existing condensate drain line. New chilled water supply and return piping will be installed including required pipe specialties and manual isolation valves. Underground piping will be in HPDE without insulation. Piping in the mechanical rooms will be steel pipe with white mastic jacketed foam glass insulation.

- New VAV boxes will be installed and connected to the existing low pressure supply duct. New sheetmetal supply and return ductwork for AHU 2 will be furnished and installed.

- Demo existing Air Handling Units AHU4, AHU5 and AHU 6 and dispose off site. Demo existing Condensing Units CU4A, CU4B, CUA5, CUB5, and CU6 and dispose off site. Remove/cap linesets and dispose.
- Set and install for new AHU 2E, VAV 2-1, VAV 2-2, and VAV 2-3. The condensate drain for the new AHU 2E will be connected to the existing condensate drain line. Provide new chilled water supply and return piping including pipe specialties and manual isolation valves. Provide US made steel pipe and insulate with 1 ½" white mastic jacketed foamglass.
- Connect VAV boxes to existing supply duct. Provide new sheetmetal supply and return duct for AHU 2E. Connect new supply duct to new VAV boxes.
- Any relocation of existing mechanical room walls as needed are included.

Trane will perform installation in the first floor Old Library Mechanical Room 130 –

- Demo existing Air Handling Units AHU1, and AHU 2 and dispose off site. Demo existing Condensing Units CU1 and CU2 and dispose off site. Remove/cap linesets and dispose.
- Set and Install new AHU 1E Connect new AHU 1E to existing condensate drain line. Provide new chilled water supply and return piping including pipe specialties and manual isolation valves. Provide US made steel pipe and insulate with 1 ½" white mastic jacketed cellular foamglass.
- Install VAV boxes VAV 1-1, VAV 1-2, and VAV 1-3 in the interior library work room outside the mechanical room. Connect VAV boxes to existing supply duct. Provide new sheetmetal supply and return duct for AHU 1E.
-

Trane will perform installation in the first floor Old Library Mechanical Room 145 –

- Demo existing Air Handling Units AHU3A, and AHU 3B and dispose off site. Demo existing Condensing Units CU3A and CU3B and dispose off site.
- Set and install new AHU 3E. Connect to existing condensate drain line. Provide new chilled water supply and return piping including pipe specialties and manual isolation valves. Provide US made steel pipe and insulate with 1 ½" white mastic jacketed foamglass.
- Provide new sheet metal supply and return duct for AHU 1E and connect to existing supply and return duct.

Scope of Work - Electrical

Install new 460/3 electrical service for new air-cooled chiller. Electrical design is based on a new pole-mount transformer for the new 80-ton CGAM air-cooled chiller and chilled water pump. A new service entrance rated panelboard will be furnished and installed for the new chiller and pump circuits.

Trane will perform installation in the first floor Old Library Mechanical Room 113 –

- Demo electrical service for existing Air Handling Units AHU1, AHU4 and OAU1. Demo electrical services for existing Condensing Units OACU1A, OACU1B, CU1A, CU1B, and CU4.
- Install electrical services for new AHU 4N, VAV 4-1 and VAV 4-2 in first floor mechanical room new library.
- In Room 118 – Install new electrical services for VAV 4-3 and VAV 4-4

Trane will perform installation in the second floor New Library Mechanical Room 207 –

- Demo electrical service for existing Air Handling Units AHU5, AHU6 and AHU 7. Demo electrical services for existing Condensing Units CU5A, CU5B, CU6, CU7.
- Install electrical services for new AHU 5N, VAV 5-1 and VAV 5-2 in second floor mechanical room new library.
- Install new electrical services for VAV 4-3 and VAV 4-4

Trane will perform installation in the first floor Old Library Mechanical Room 126 –

- Demo electrical service for existing Air Handling Units AHU4, AHU5 and AHU 6. Demo electrical services for existing Condensing Units CU4A, CU4B, CUA5, CUB5, and CU6.
- Mech Room 126 - Install electrical services for new AHU 2E, VAV 2-1, VAV 2-2, and VAV 2-3.
- Locate, demo, and make safe any existing circuits in the wall to be relocated. Relocate and restore circuits in new wall as needed. Add electrical outlet as required in new wall.

Trane will perform installation in the first floor Old Library Mechanical Room 130 –

- Demo electrical service for existing Air Handling Units AHU1, and AHU 2. Demo electrical services for existing Condensing Units CU1 and CU2.
- Mech Room 130 - Install electrical services for new AHU 1E, VAV 1-1 and VAV 1-2.
- Room 138 Old Library – Install electrical service for new VAV box 1-3.

Trane will perform installation in the first floor Old Library Mechanical Room 145 –

- Demo electrical service for existing Air Handling Units AHU3A, and AHU 3B. Demo electrical services for existing Condensing Units CU3A and CU3B.
- Mech Room 130 - Install electrical services for new Blower Coil AHU 3E.

Scope of Work – BAS and HVAC Controls

Trane will provide new Tracer SC+ BACnet BAS equipment controllers for the new Air-Cooled Chiller, (4) new chilled water Air Handling Units (AHU), (1) new Blower Coil unit, and (13) new Variable Air Volume (VAV) boxes. In addition, new control optimization strategies will be implemented, such as Static Pressure Reset, Supply Air Temperature reset, and Demand Control Ventilation.

The Trane BAS consists of a Trane centralized system controller which will provide a web based graphical interface to include trending, reporting, archiving, scheduling, and alarm management capabilities. The Trane BAS is a BACnet/IP system and Martin County shall be responsible for providing all BACnet/IP network connection points. The scope includes controllers, necessary new end devices, labor, engineering, project management, and installation as noted below. Factory startup and checkout will be provided with a one-year warranty.

The following will be furnished and installed by Trane:

EXISTING TRACER SC+ SYSTEM CONTROLLERS, INCLUDING:

- Tie-in new Trane BACnet controllers to existing Tracer SC+
- 5-year Software Maintenance Plan (SMP)
- AHU Trends capability
- Local & Remote Alarms Set-up
- Web-based mobile access available

CHILLED WATER SYSTEM CONTROLS, INCLUDING:

- Chilled Water Loop Pump SP-1 & 2 Status Switches
- Main Chilled Water Supply (CHWS) and Return (CHWR) Temperature Sensors
- North Loop Chilled Water Supply (CHWS) and Return (CHWR) Temperature Sensors
- South Loop Chilled Water Supply (CHWS) and Return (CHWR) Temperature Sensors
- Chiller-1 CHWS Temperature Sensors
- Chiller-1 CHWR Temperature Sensors
- North Loop Differential Pressure Transmitter
- South Loop Differential Pressure Transmitter
- Outside Air Temperature Sensor
- Outside Air Relative Humidity (%RH) Sensor
- BTU Meter
- kW Meter
- SP-1 & 2 Start/Stop
- Chiller-1 Start/Stop
- SP-1 & 2 VFD Speed Control
- Chiller-1 Chilled Water Isolation Valve Control
- BACnet DDC Controller

VAV AIR HANDLING UNIT CONTROLS, TYPICAL FOR (4) AHU-1, AHU-2, AHU-4, AHU-5, INCLUDING:

- Supply Fan Start/Stop
- Supply Fan Status
- Filter Status
- Supply Air Temperature Sensor
- Mixed Air Temperature Sensor
- Return Air Temperature
- Return Air Humidity Sensor
- Return Air Carbon Dioxide (CO2) Sensor
- Outside Air Flow
- Pressure Independent Supply Chilled Water Valve Control
- Pressure Independent Return Chilled Water Valve Control
- Return Air Damper Control
- Outside Air Damper Control
- Supply Fan VFD Speed Control
- BACnet DDC Controller

BLOWER COIL UNIT CONTROLS, TYPICAL FOR (1) AHU-3, INCLUDING:

- Supply Fan Start/Stop
- Supply Fan Status
- Supply Air Temperature Sensor
- Zone Air Temperature
- Pressure Independent Chilled Water Valve Control
- Supply Fan VFD Speed Control
- BACnet DDC Controller

SHUTOFF TYPE, VAV TERMINAL UNIT CONTROLS, TYPICAL FOR (13) VAV BOXES, INCLUDING:

- Supply Air Temperature Sensor
- Heating stage control (where applicable)
- Space Temperature Sensor with Digital Display
- Space Carbon Dioxide (CO2) Sensor

- Space Relative Humidity (%RH) Sensor
- Trane UC210 BACnet DDC Controller with electronic actuator (factory mounted)

ECM-06 Jail Chiller Plant Emergency Generator and ATS

Overview

Trane will install a new owner-furnished 400 kW Emergency Generator system at the Jail chiller plant to provide additional cooling capacity with emergency standby power. Engineering design services and drawings are included.

Scope of Work:

- Install a new concrete pad for the new 400 kW generator adjacent to the existing generator pad outside the plant.

- Install a new 400KW genset in addition to the existing 400KW. Trane to furnish new 400 KW Generac genset and ATS.
- Connect new genset/ATS
- Furnish new 1200A 480/277v NEMA 3R Automatic Transfer Switch. 480Y-277 volt, 3 phase, 4 wire, 50 KAIC, with automatic and manual input selection. Include GFCI protection and arc energy reduction per NEC requirements for new switch as required. Supply and install all conduits and wiring to feed the new ATS and existing Power Panel.

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Martin County Jail - 400 kW Genset and ATS Equipment Furnished by Trane:

Qty	I/L	Description
1	L	One (1) New Generac Diesel Engine Generator set, Rated @ 400 Kw Standby, 277/480 volts, 3 Phase, 60Hz., 1800RPM. Each Diesel Engine Generator Set with the following accessories: • UL 2200 • EPA Certified • MPS Control Panel • KO400064N21 Alternator • Permanent Magnet Generator Excitation System • Lead –Acid Starting Batteries, Rack & Cables • Battery Charger (Shipped Loose) • Certified Test Report • Remote Annunciator • Emergency Stop Switch • Critical Grade Silencer and Exhaust Flexible Connector • Circuit Breaker 700 amp
1	I	One (1) Aluminum Sound Enclosure Level 1A 180 mph Rated
1	I	One (1) 2100 Gallon 72 Hour UL 142 FDEP Sub Base Fuel Tank

1	L	Five (5) Year Factory Warranty
0	L	Automatic Transfer Switch: 1200A 480/277v NEMA 3R Automatic Transfer Switch. 480Y-277 volt, 3 phase, 4 wire, 50 KAIC, with automatic and manual input selection.
1	L	Package Start-Up and Testing On Site per NFPA 110

ECM-07B PSC New Generator

Overview

Trane will furnish and install one (1) new 300 kW standby emergency generator to provide standby electric power with additional redundancy for the PSC. The existing transfer switch for the building will be reused. A new 600-amp manual transfer switch will be furnished and installed to provide an electrical connection point for a portable emergency generator. The manual transfer switch will have cam lock electrical connections for temporary connection of a portable emergency generator. Engineering design services and drawings are included.

Scope of Work:

- Install one new 300KW genset. Demo and remove existing 1.5MW genset. Trane to furnish new 300 KW Generac genset. The new generator is furnished with a five year warranty
- Install (1) new 300KW genset in the empty pad at the PSC.
- Remove and dispose of the existing 1.5M genset and make ready for the new 300KW genset.
- Supply and install additional underground conduits and feeders to the new service as needed.
- Existing MDP are to remain and reuse.
- All rigging of the old genset and new genset is included.
- Supply and install all necessary conduit, wire, circuit breakers and miscellaneous materials for a professionally installed project.
- Provide crane service and rigging. Remove and reinstall fencing above generator enclosure. Salvage of the existing generator is included by Trane.

Martin County PSC – 300 kW Genset and Equipment Furnished by Trane:

Qty	I/L	Description
1	L	One new Generac Diesel Engine Generator sets, Rated @ 300 Kw Standby, 277/480 volts, 3 Phase, 60Hz., 1800RPM. Diesel Engine Generator Set is provided with the following accessories: • UL 2200 • EPA Certified • MPS Control Panel • KO400064N21 Alternator • Permanent Magnet Generator Excitation System • Lead –Acid Starting Batteries, Rack & Cables • Battery Charger (Shipped Loose)

		• Certified Test Report • Remote Annunciator • Emergency Stop Switch • Critical Grade Silencer and Exhaust Flexible Connector • Circuit Breaker
1	I	One (1) Aluminum Sound Enclosure Level 1A 180 mph Rated
1	I	One (1) 1600 Gallon 72 Hour UL 142 FDEP Sub Base Fuel Tank
1	L	Five (5) Year Factory Warranty
1	L	Manual Transfer Switch: New service rated 600 amp manual transfer switch with cam lock connections
1	L	Package Start-Up and Testing On Site per NFPA 110

ECM-08A Controls Optimization / Intelligent Services at Administration Building

Overview

Trane will install Relative Humidity sensors at the Administration Building to enable trim and response control of system scheduling and outside air quantity. Zone humidity sensors are required in the control strategy and analytics to enable the reset of outside air and zone temperature to ensure that the building stays within acceptable ranges at all times.

Scope

Add 9 AirFi humidity sensors

ECM-08B Controls Optimization / Intelligent Services at Courthouse/COB

Overview

Trane will perform programming modification on the Courthouse and COB chiller plant controls to reset chiller approach and improve cooling tower optimization.

Trane will perform programming modifications to avoid excess use of re-heating on the airside systems.

Scope
Add 14 AirFi humidity sensors

Work Scope Exclusions and Clarifications for all ECMs

- Lighting Scope of work is inclusive of scope reflected in the line by line audit and included summaries. Any work outside of this is excluded.
- Wet wipe and/or washing of fixtures are not included. Fixtures will be dry wiped where needed.
- Detailed photometrics are not included.
- Light levels are to match or exceed existing conditions. Addition of lighting technology in "poorly" lighted areas is not included.
- Engineering / Signed & Sealed Drawings should they be required for permitting are excluded from the Lighting scope of work.
- Diagnosis & Repair of any code / electrical system deficiencies which may be discovered during construction is excluded from this proposal.
- Upgrades to electrical wiring, circuit breakers or other parts of existing electrical system to meet NEC or local lighting codes if existing system is unsafe or fails to meet code.
- Additional Tie Wires for Grid Supported Light fixtures are not included.
- Repair, replacement, or re-commissioning of existing damaged, defective, or obsolete motion sensors, time clocks, switches, or energy management systems.
- No alterations are included for existing dimming systems.
- Domestic Water Retrofit Scope of work is inclusive of scope reflected in the line by line audit and included summaries. Any work outside of this is excluded.
- Project Price is based on entire Scope of Work being purchased. If portions of the Scope of Work are removed by the Customer, the remaining scope may increase in price to account for fixed pricing.
- Repair or replacement of any defective components on equipment that interferes with or prevents normal operation of installed water systems, e.g., properly functioning piping distribution, valving, strainers and drain systems, proper operation of boilers and pumps, etc. is not included in Project Price
- Customer to provide temporary shutoff of utilities if necessary for the performance of the work, with such shutoffs coordinated between the parties to provide minimal disruption to the facility while maintaining the Construction Schedule.
- Carrier bolt work, tile work, and urinal partition work are excluded.
- ADA bathroom partitions, grab bars, extensions, sink faucet actuators, piping insulation, or other ADA requirements are hereby excluded from this proposal. TRANE does not take responsibility for any existing or future ADA compliance issues and if required to modify bathrooms or fixtures to meet an ADA code this will be completed for an additional cost.
- Siphon, blowout, and rim jets on toilet and urinal fixtures can clog over time due to calcium and lime buildup or debris in the water supply. Keeping these jets clear is considered proper standard operation and maintenance procedure. In some cases, flush valve retrofit operation can be impeded by poorly maintained jets. TRANE assumes that this maintenance is ongoing and up to date in the facility and is not responsible for cleaning or maintaining toilet and/or urinal fixture jet or rim clogging.
- Project Price excludes hazardous material remediation or removal.
- Owner to provide updated mechanical floor plan files (CAD or PDF) for graphics creation.
- Existing control conduits, junction boxes, control enclosures, control wiring, and power wiring may be utilized where possible.
- Scope and pricing excludes any repairs or additions to the existing Building Automation System other than defined in the Agreement.
- Scope and pricing is based on utilizing existing points and associated controls hardware unless specifically noted. Any deficiencies in the existing system are not covered under this proposal.

- Warranties are excluded on any hardware not provided under this Agreement (i.e. Building Control Units, laptops, etc...).
- Trane will recreate the existing sequences of operation for all HVAC equipment currently under BAS control.
- Existing relays, damper actuators, valve actuators, and connecting wiring, including evaporator/condenser wire runs, shall remain and be reconnected to the Trane Tracer SC Control System, unless specified.
- Demo only the existing controls that need to be removed to complete the selected controls upgrade work.
- Excludes integration or point mapping to or from any non-Trane existing Building Automation System (BAS) of any kind, unless specified.
- All work to be performed during regular business hours (8AM-5PM, M-F).
- Equipment shut downs, where required shall be coordinated with Owner.
- Any removed parts or devices are to be returned to Owner.
- Existing smoke control panels, relays, pneumatic devices, etc. to remain. Testing of existing smoke control system is excluded
- If additional network drops are needed, they shall be provided by Owner.
- A network BACnet address between 10,000 and 4,190,000 for the Tracer SC panel will be needed.
- Includes preparing controls installation drawings, commissioning of the control system changes
- Installation based on plenum rated cable. Conduit where required by code only. Excludes special provisions of any kind to accommodate wiring located in inaccessible locations.
- No additional equipment, controllers, or devices will be furnished, installed, wired, controlled, or monitored other than those clearly delineated in the Agreement.
- If existing sensors, actuators or any control devices are found to be defective or inoperable, a separate proposal will be provided for repair/replacement.
- Excludes Premium labor, cutting, patching, or painting.
- Excludes permit, permit processing, impact, or environment fees.
- Trane will provide a 100% project value performance and payment bond to the County.

PACT
PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT B.1
Certificate of Substantial Completion

Certificate of Substantial Completion and Acceptance

{customer & project name}
Trane Project No.:
Date Certificate Submitted to Customer:

The Services performed pursuant to the PACT™ Agreement, by and between ***{customer}*** ("Customer") and Trane U.S. Inc., dated as of , have been inspected by the undersigned Customer, have been determined to be substantially complete, and Customer accepts the same.

The Date(s) of Substantial Completion for the Services noted below is/are hereby established as the earlier of (i) the date Customer executes this Certificate, as noted below, or (ii) fourteen (14) calendar days after the date noted above as the date this Certificate is submitted to Customer.

The Warranty Period, pursuant to Article 7 of the Agreement, commences as of the Warranty Commencement Date stated below with respect to the following corresponding equipment or work:

Services: Description of Equipment or Work	Warranty Commencement Date

Customer, by and through the undersigned duly authorized representative, accepts the above listed Services as substantially complete and assumes full possession thereof as of the Date of Substantial Completion.

(Customer)

By: _____

Its: _____

Date of Customer's Signature: _____

PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT B.2
Certificate of Final Completion

Certificate of Final Completion and Acceptance

{customer & project name}
Trane Project No.:
Date Certificate Submitted to Customer:

The Services performed pursuant to the PACT™ Agreement, by and between ***{customer}*** ("Customer") and Trane U.S. Inc., dated as of , have been inspected by the undersigned Customer and have been determined to be finally complete.

The Date of Final Completion is hereby established as the earlier of (i) the date Customer executes this Certificate, as noted below, or (ii) fourteen (14) calendar days after the date noted above as the date this Certificate is submitted to Customer.

The Warranty Period, pursuant to Article 7 of the Agreement, commences as of the Date of Final Completion, except as noted below with respect to the following equipment or work:

Description of Equipment or Work	Warranty Commencement Date

Customer, by and through the undersigned duly authorized representative, accepts the Services as finally complete and assumes full possession thereof as of the Date of Final Completion.

(Customer)

By: _____

Its: _____

Date of Customer's Signature: _____

CC: Central Measurement and Verification Team

PACT
PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT C
Description of the Premises

BUILDING	BUILDING SQUARE FT. TOTAL	Address
Administrative Center	62000	2401 SE Montery Rd. Stuart 34996
Administrative Center Warehouse	2700	2401 SE Montery Rd. Stuart 34996
Blake Library	39000	2351 SE Montery Rd. Stuart 34996
Building Department	9636	
Building Maintenance Shop	6000	part of General Services Complex
Charlie Leighton Park - Palm City Community Recreation Center	3621	Charlie Leighton Park Palm City, FL 34990
Charlie Leighton Park	-	Charlie Leighton Park Palm City, FL 34990
Citrus Grove Park	-	2527 SW Newfield Parkway Palm City, FL 34990
Cob Building	60418	100 SE Ocean Blvd. Stuart, FL 34994
County Line Park - Community Center	1600	18530 SE County Line Road Tequesta, FL 33469
Court Holding	10094	100 SE Ocean Blvd. Stuart, FL 34994
Courthouse	50658	100 SE Ocean Blvd. Stuart, FL 34994
Courthouse Cultural Center (Historical Designation)	6023	80 SE Ocean Blvd. Stuart, FL 34994
Csd Building	6000	
Cummings Library	21500	2551 SW Matheson Ave. Palm City, FL 34990
Field Operations	11250	part of General Services Complex
Fire Rescue Fleet Maintenance	14240	951 SE Ruhnke St. Stuart, FL 34994
Fire Rescue Lifestar Hangar	8000	1865 Flying Fortress Rd. Stuart, FL 34994
Fire Station 16	12500	2710 Savannah Rd, Jenson Beach
Fire Station 21	13092	3290 SW Mapp Rd. Palm

INITIALED BY: _SFSC Trane
Exhibit C ( )Trane Project No.: #

		City
Fire Station 22	6543	8446 SW Tropical Ave. Stuart
Fire Station 23	9536	4181 S Kanner Hwy. Stuart
Fire Station 24	8160	16550 SW Warfield Blvd. Indiantown, FL 34956
Fire Station 28	4106	24201 SW Martin Hwy. Stuart
Fire Station 30	10138	4725 SE Dixie Hwy. Stuart
Fire Station 32	7158	12155 SE Federal Hwy. Hobe Sound
General Services Administration	5000	2555 SE Avenger Circle, Stuart, FL 34997
Halpatiokee Regional Park	-	8303 SW Lost River Rd. Stuart, FL 34997
Hobe Sound Annex	9680	11738 SE Federal Hwy. Hobe Sound
Hobe Sound Civic Center - Community Center	3160	
Hobe Sound Library	11190	10595 SE Federal Hwy. Hobe Sound
Hoke Library	10320	1150 NW Jack Williams Way
HOLT ADMINISTRATION	18000	
Holt Energy (Maintenance) Building (NOBODY CERTAIN WHAT THIS BUILDING IS)	3000	800 SE Monterey Rd. Stuart, FL 34994
INDIANTOWN EDUCATION CENTER	5000	15655 SW Osceola St Indiantown, 34956
Indian Riverside Park - Francis Langford Dockside Pavilion/Recreation Center	10000	1707 NE Indian River Dr. Jensen Beach, FL 34957
Indian Riverside Park - Leach Mansion; Mansion At Tuckahoe	12000	1707 NE Indian River Dr. Jensen Beach, FL 34957
Indian Riverside Park - Sailing Center Building	3000	1707 NE Indian River Dr. Jensen Beach, FL 34957
Indian Riverside Park- Children'S Museum	18000	1707 NE Indian River Dr. Jensen Beach, FL 34957
Indiantown Annex	13544	16550 SW Warfield Blvd. Indiantown, FL 34956
Indiantown Health Department	6800	16401 SW Farm Rd. Indiantown, FL 34956

JV Reed Park	-	9004 SE Hercules Ave. Hobe Sound, FL 33455
Jensen Beach Building	3829	1900 NE Ricou Ter Jensen Beach
Jensen Beach Community Center	5122	1912 NE Jensen Beach Blvd, Jensen Beach
Jensen Beach Ocean Rescue	3832	4191 NE Ocean Blvd., Sewall's Point
Jensen Beach Park	-	4191 NE Ocean BLVD. Jensen Beach, FL 34957
Jimmy Graham Park	-	8555 SE Gomez Ave Hobe Sound, FL 33455
Jock Leighton Park	-	3755 SW Mapp Rd Palm City, FL 34990
LCpl Justin Wilson Park	-	2051 SW Mapp Rd. Palm City, FL 34990
Lahti Library	10109	15200 SW Adams Ave Indiantown, FL 34956
Lamar Howard Park - Cassidy Community Center	3360	2824 SE Ellendale St. Stuart, FL 34997
Lamar Howard Park	-	2825 SE Ellendale St. Stuart, FL 34997
Landfill Breakroom Building	960	9101 SW Busch St. Palm City, FL 34990
Landfill Hazmat/Transfer Station	31200	9102 SW Busch St. Palm City, FL 34990
Landfill Maintenance Shop	1600	9103 SW Busch St. Palm City, FL 34990
Landfill Scalehouse	1800	9104 SW Busch St. Palm City, FL 34990
Langford Park	-	2369 NE Dixie Hwy Jensen Beach, FL 34957
Langford Park - Vince Bocchino Community Center	9377	2370 NE Dixie Hwy Jensen Beach, FL 34957
Martin County Tax Collector Offices	18600	3485 SE Willoughby Blvd. Stuart, FL 34994
Mary Brogan Park	-	5050 Willoughby Blvd. Stuart, FL 34997
Mc Drc (Old Eoc)	6000	6000 SE Tower Drive, Stuart 34997
Mcso Aviation Hangar	8000	Flying Fortress Rd. Stuart, FL 34994
Morgade Library	15500	58581 SE Community Dr. Stuart
Mosquito Control Office	4640	

FIRE STATION 14	12855	600 NE Ocean Blvd. Stuart
FIRE STATION 18	12389	1995 NW Britt Rd. Stuart
FIRE STATION 33	15000	7555 SE Federal Hwy. Hobe Sound
FIRE STATION 36	6109	18405 SE County Line Rd. Tequesta
New Fleet Maintenance	6000	800 SE Monterey Rd. Stuart, FL 34994
New Monrovia Park - Costella Williams Learning Center/Community Center	3000	4450 SE Field St. Stuart, FL 34997
New Monrovia Sheriff Substation	1440	5465 Southeast 46th avenue Stuart 34997
Palm City Tax Collector	3500	3001 SW Martin Downs Blvd. Palm City FL 34990
Park Operations Compound	12500	2980 SE Dixie HWY
Phipps Park	-	2175 SW Locks Rd Stuart, FL 34994
Pineapple Park	-	Pineapple Park NW Fowler Ave. Jensen Beach, FL 34957
Port Salerno Civic Center	6319	4940 SE Anchor Ave. Stuart, FL 34997
Public Safety Complex	70050	800 Southeast Monterey Road Stuart, FL 34994
Public Safety Training Building	3000	801 Southeast Monterey Road Stuart, FL 34994
Rio Civic Center	1000	1255 NE Dixie Hwy, Jensen Beach, FL 34957
Sailfish Sands Golf Course	15500	2000 SE St. Lucie Blvd Stuart, FL 34996
Sailfish Splash Water Park	4500	931 SE Ruhnke St. Stuart, FL 34994
Stuart Beach Ocean Rescue	1800	889 NE Ocean Blvd, Stuart
Stuart Beach Park	-	825 NE Ocean Blvd. Stuart, FL 34996
Supervisor Of Elections Office	11948	131 SE Martin Luther King JR, Blvd. Stuart
Traffic Management Center	1500	2440 SE Avenger Circle 2151 SE Aviation Way Stuart, FL 34996
Vehicle Maintenance Shop	10320	2555 SE Avenger Circle, Stuart, FL 34997

INITIALED BY: _SFSC Trane
Exhibit C ( )Trane Project No.: #

William Doc Myers Park	-	10000 Old Dixie Hwy, Hobe Sound, FL 33455
Willoughby Commons Usd Office	9055	3473 SE Willoughby Blvd, Stuart, FL 34994
Willoughby Mpo Office	1730	3473 SE Willoughby Blvd, Stuart, FL 34994
Willoughby Property Appraiser's Office	13333	3473 SE Willoughby Blvd Ste 101 Stuart, FL 34994
Witham Field Customs Building	6700	2001 SE Airport Rd. Stuart, FL 34996
Wojcieszak Park	-	4733 SE Grouper Ave. Stuart, FL 34997
Timer Powers Park	-	14100 Citrus Blvd. Indiantown, FL 34956
David Anderson Middle School Sports Lighting	-	7000 SE Atlantic Ridge Dr. Stuart, FL 34997

PACT
PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT D
Notice to Proceed

Martin County
Trane Project No.:

Customer has closed on its financing (the "Financing Closing") of the PACT™ Agreement, dated , 20 as evidenced by the attached fully executed contract documents for financing of the Contract Price and funding of any escrow account provided for by the financing documents.

The entity providing funding to Customer:

Company Name: _____

Address: _____

_____

Contact Name: _____

Telephone No.: _____

Email: _____

Pursuant to Section 1.04 of the Agreement, Customer hereby executes and issues this written Notice to Proceed authorizing Trane to immediately commence performance of the Services in accordance with the Agreement.

South Florida State College

By: _____

Title: _____

Dated: _____

PACT
PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT E
Energy Savings Guarantee & Operational Savings

Section 1. Energy Savings Guarantee. Subject to the terms and conditions of this Exhibit E and the sub-Exhibits hereof, Trane guarantees that, as a result of the Services Trane will furnish hereunder, Customer will realize the energy savings shown in Table 1 (the "Energy Savings"), in each consecutive twelve-month period following the Commencement Date (each such twelve-month period, a "Guarantee Year") for the Guarantee Term (collectively, the "Energy Savings Guarantee"). The Energy Savings Guarantee is for energy savings in the aggregate, not on a per building basis, per energy conservation measure ("ECM"), or by fuel type, notwithstanding the presentation of the Energy Savings in this Exhibit, the sub-Exhibits hereto, or in any other document.

In addition to Energy Savings, Trane and Customer agree that Customer will realize Operational Savings as a result of Trane's performance of the Services, as more fully described in Section 5 and in the applicable sub-Exhibits hereof.

Table 1 below sets forth the monetary value of Energy Savings and Operational Savings (calculated utilizing the Adjusted Base Utility Rate(s) and applicable annual Energy Savings escalation).

Table 1 – Monetary Value of Annual Energy Savings and Operational Savings Calculated Utilizing the Applicable Adjusted Base Utility Rate and Applicable Annual Energy Savings Escalation

Total Savings ($)			
Year	**Energy Savings**	**Operational Savings (Mutually Agreed upon by Customer and Trane)**	**Total Savings**
1	$203,307	$439,867	$643,174
2	$211,439	$440,939	$652,378
3	$219,897	$442,042	$661,939
4	$228,693	$443,178	$671,871
5	$237,840	$444,349	$682,189
6	$247,354	$445,555	$692,909
7	$257,248	$446,797	$704,045
8	$267,538	$448,076	$715,614
9	$278,240	$449,393	$727,633
10	$289,369	$450,750	$740,120
11	$300,944	$452,148	$753,092
12	$312,982	$453,588	$766,570
13	$325,501	$455,071	$780,572
14	$338,521	$456,598	$795,119
15	$352,062	$458,171	$810,233
Total	**$4,070,936**	**$6,726,523**	**$10,797,458**

Section 2. Measurement and Verification of Energy Savings Four (4) different methods may be utilized to measure and verify ("M&V") Energy Savings. Each method is in accordance with the International Performance Measurement and Verification Protocol (IPMVP) 2016. The four (4) M&V methods are summarized below. Under certain circumstances, the parties may find it cost effective to mutually agree to certain Energy Savings and eliminate the need to M&V such Energy Savings in accordance with the M&V methods described below. In such event, the parties will separately outline such mutually agreed Energy Savings in this Exhibit E and the sub Exhibits hereto.

Option A. Retrofit Isolation: Key Parameter Measurements. The verification techniques for Option A determine energy savings by measuring the capacity or efficiency of a system before and after a retrofit and multiplying the difference by a mutually agreed-upon factor, such as hours of operation or load on the system. Careful review of ECM design and installation ensure that the mutually agreed upon values fairly represent the probable actual value.

Option B. Retrofit Isolation: All Parameter Measurements. Verification techniques for Option B are designed for projects where measurement of all key parameters is desired. Under Option B, individual loads may be continuously monitored to determine performance, and this measured performance is compared with a baseline to determine savings. Option B M&V techniques provide measurement of key parameter operation and performance. Data can be used to improve or optimize the operation of the equipment on a real-time basis, thereby improving the benefit of the retrofit.

Option C. Whole Facility. Verification techniques for Option C determine savings by studying overall energy use in a facility and identifying the effects of energy projects from changes in overall energy use patterns. This approach is intended for measurements of the whole-facility or specific meter baseline energy use, and measurements of whole-facility or specific meter post-implementation (Post) energy use can be measured. The methodology to establish baseline and Post parameter identification, modeling approach and baseline or model adjustments will be defined in the applicable sub-Exhibit. Periodic inspections of baseline energy usage, operating practices, and facility and equipment, and meter measurements will be necessary to verify the on-going efficient operation of the equipment, systems, practices and facility, and saving attainment.

Option D. Calibrated Simulation. Option D is intended for energy retrofits where calibrated simulation of baseline energy use and calibrated simulations of post-installation energy consumption are used to measure savings from the retrofit. Option D can involve measurements of energy use both before and after the retrofit for specific equipment/systems or whole-building data for calibrating the simulation(s). Simulation routines must be demonstrated to adequately model actual energy performance measured in the facility. This option usually requires considerable skill in calibrated simulation model. Energy use simulation is calibrated with hourly or monthly utility billing data and/or end use metering.

Mutually Agreed Savings: This approach is utilized with energy retrofits where M&V costs would have significant negative impact on the savings. Savings are verified mutually by Trane and Customer after installation or commissioning.

Section 3. Summary of Energy Savings and applicable M&V. The type and location of energy conservation measures installed determine which M&V calculation method shall be utilized. Table 2 sets forth the M&V method utilized, by building, ECM or ECM type, as applicable, and the associated Energy Savings. Specific M&V methodologies and any mutually agreed upon values for each savings strategy and applicable M&V method are detailed in the applicable sub-Exhibits to this Exhibit E.

Table 2 – Annual Energy Savings Guaranteed per Building, ECM or ECM Type

Building, ECM or ECM Type	**Applicable Energy Savings**			
	Mutually Agreed / Stipulated			
	kWh Saved	**kW Saved**	**Therms Saved (Gas)**	**kGal Saved (water)**
ECM-8A,8B,8C (Intelligent Services)	354,157	540		
Option A: Partially Measured Retrofit Isolation				
	kWh Saved	**kW Saved**	**Therms Saved (Gas)**	**kGal Saved (water)**
ECM-1A (Interior Lighting Retrofit)	814,383	2,887		
ECM-1B (Parking Lot Lighting Retrofit)	125,505			
ECM-02 Water Conservation	23,336		1077	1,649
ECM-04 (PSC / Chiller Plant Tie-In)	676,469	1,154		(2,536)
ECM-05A (A/C Replacement)	3,065	379		
Total Mutually Agreed/Stipulated Savings (annual)	**354,157**	**540**		
Total Guaranteed Energy Savings (annual) Option A	**1,642,758**	**4,420**	**1,077**	**(887)**

Due to rounding of numbers, some numbers in the table above may vary slightly from similar energy references within this Agreement.

Section 4. Calculated Monetary Value of Energy Savings. The monetary value of Energy Savings is derived by multiplying the applicable units of Energy Savings as outlined in Table 2 by the applicable adjusted Base Utility Rate as defined and described in Section 8. Table 3 sets forth the calculated monetary value of the annual Energy Savings in the first Guarantee Year per building, ECM or ECM type for each M&V method.

Table 3 – Calculated Monetary Value of First Year Energy Savings per Building or ECM

Building or ECM (Exhibit ID#)	Guarantee Options		
	Option A Partially Measured Retrofit Isolation	Mutually Agreed Savings	Total Energy Savings
ECM-8A,8B,8C (Intelligent Services)		$36,240	$36,240
ECM-1A (Interior Lighting Retrofit)	$90,431		$90,431
ECM-1B (Parking Lot Lighting Retrofit)	$7,839		$7,839
ECM-02 Water Conservation	$15,987		$15,987
ECM-04 (PSC / Chiller Plant Tie-In)	$47,288		$47,288
ECM-05A (A/C Replacement)	$5,521		$5,521
Total Guaranteed	**$167,067**		**$167,067**
Total Savings	**$167,067**	**$36,240**	**$203,306**

* *Some of the dollar amounts in the table above may vary slightly from similar dollar amounts within this Agreement due to rounding.*

Section 5. Operational Savings. Customer and Trane agree that, as a direct result of the Services, as of the Commencement Date, Customer shall achieve annual operational cost savings in the amounts set forth in Table 1 ("Operational Savings") during the Guarantee Term. Customer and Trane worked together to identify and quantify the Operational Savings based upon past and projected expenditure data provided by the Customer. Operational Savings may include the categories set forth below (as applicable).

a. Direct Cost Avoidance. Reduction or elimination of costs or expenses in connection with existing or planned service contracts, materials, supplies, energy costs and labor expenditures. Direct cost avoidance Operational Savings may include savings achieved through a reduction in fuel and/or electricity rates ("Energy Rate Optimization Savings") by one or more of the following means:

(i) Improved rate from local electric utility company, natural gas company, or fuel company;

(ii) Direct purchase of natural gas or electricity; and/or

(iii) Bulk purchase of fuel.

b Indirect Cost Avoidance. Customer valuation, including such items as re-deployed labor resources and reduction in overhead; and

c. Future Capital Cost Avoidance. Future replacement expenditures avoided as a result of new equipment installed.

Throughout the Guarantee Term, Operational Savings (in the amounts set forth in Table 1) will be realized in each Guarantee Year as set forth in Table 1. The Operational Savings are detailed in the applicable sub-Exhibits. Operational Savings are mutually agreed upon by the parties and will not be measured, monitored or verified.

Section 6. Construction Period Savings. Energy Savings will accrue as the Services progress during the construction period until the Commencement Date. Trane will calculate and document such Energy Savings as they accrue in accordance with the sub-Exhibit(s) (such savings referred to as "Construction Period Savings").

Section 7. Commencement Date and Guarantee Term. The "Commencement Date" shall be the first calendar day of the month following the month in which the Date of Final Completion occurs, unless the Date of Final Completion falls on the first calendar day of a month, in which event the Commencement Date shall be the first calendar day of that month. The Energy Savings Guarantee shall begin as of the Commencement Date and, unless this Agreement shall terminate earlier, shall expire on the day immediately preceding the 18th year anniversary of the Commencement Date (hereinafter the "Guarantee Term").

Section 8. Base Utility Rates. The Base Utility Rates are the utility rates set forth below and are used to calculate the initial monetary value of Energy Savings. The Base Utility Rate shall be increased annually during the Guarantee Term by four percent (4 %) per year, compounded annually (the "Adjusted Base Utility Rates"). The parties agree that such an adjustment is a reasonable projection of future increases in utility rates based on past inflation experience, applicable to utility rates and Customer's budgetary analysis. In calculating the monetary value of the Energy Savings for the purpose of the Energy Savings Guarantee reconciliation, Trane will use the greater of (i) the then current applicable utility rate unit cost or (ii) the Adjusted Base Utility Rates.

a. Base Utility Rate. The electric utility rate as published by the electricity provider as shown in table 4.1.

b. Effective Utility Rate This rate is used in calculating savings by excluding utility fixed fees, such as monthly fees and fixed rentals. All applicable fees, such as franchise fees, that contribute to the cost per kWh are included. Derived from July 2024 bills, the effective utility rate is presented in Table 4.2.

The following are the Base Utility Rates:

Cost of Electricity

Table 4.1 Electric Rate Structure

GENERAL SERVICE DEMAND

RATE SCHEDULE: GSD-1 (Feb 2024)

AVAILABLE:
In all areas served.

APPLICATION:
For electric service required for general service or industrial lighting, power and any other purpose with a measured Demand of at least 25 kW and less than 500 kW. Customers with a Demand of less than 25 kW may enter an agreement for service under this schedule based on a Demand Charge for a minimum of 25 kW.

SERVICE:

Single or three phase, 60 hertz and at any available standard distribution voltage. All service required on premises by Customer shall be furnished through one meter. Resale of services is not permitted hereunder.
MONTHLY RATE:
Base Charge: $30.21

Demand Charges:
Base Demand Charge $11.38 per kW

Non-Fuel Energy Charges:
Base Energy Charge 2.532¢ per kWh

Additional Charges:
General Service Load Management Program (if applicable), See Sheet No. 8.109 See Billing Adjustment section, Sheet No. 8.030,for additional applicable charges.

Minimum: The Base Charge plus the charge for the currently effective Base Demand. For those Customers with a Demand less than 25 kW who have entered an agreement for service under this schedule, the minimum charge shall be the Base Charge plus 25 kW times the Base Demand Charge; therefore the minimum charge is $314.71.

DEMAND:
The Demand is the kW to the nearest whole kW, as determined from the Company's metering equipment and systems, for the 30-minute period of Customer's greatest use during the month as adjusted for power factor.

TERM OF SERVICE:
Not less than one year.

RULES AND REGULATIONS:
Service under this schedule is subject to orders of governmental bodies having jurisdiction and to the currently effective "General Rules and Regulations for Electric Service" on file with the Florida Public Service Commission. In case of conflict between any provision of this schedule and said "General Rules and Regulations for Electric Service" the provision of this schedule shall apply.

HIGH LOAD FACTOR – TIME OF USE (OPTIONAL)

RATE SCHEDULE: HLFT (Feb 2024)

AVAILABLE:
In all areas served.

APPLICATION:
For electric service required for general service or industrial lighting, power and any other purpose with a measured Demand
of 25 kW or more. This is an optional rate schedule available to customers otherwise served under the GSD-1, GSDT-1, GSLD-1, GSLDT-1, GSLD-2, or GSLDT-2 Rate Schedules.

SERVICE:
Single or three phase, 60 hertz and at any available standard distribution voltage. All service required on premises by Customer shall be furnished through one meter. Resale of service is not permitted hereunder.

MONTHLY RATE:

	HLFT-1	HLFT-2	HLFT-3
Annual Maximum Demand	**25-499 kW**	500-1,999 kW	2,000 kW or greater

Base Charge:	**$30.21**	$88.67	$256.83
Demand Charges:			
On-Peak Demand Charge	**$13.41**	$14.30	$13.90
Maximum Demand Charge	**$2.78**	$3.07	$2.96
Non-Fuel Energy Charges:			
On-Peak Period per kWh	**2.178¢**	1.251¢	1.080¢
Off-Peak Period per kWh	**1.366¢**	1.210¢	1.078¢

Additional Charges

See Billing Adjustments section, Sheet No. 8.030, for additional applicable charges. Minimum Charge: The Base Charge plus the currently effective Demand Charges.

RATING PERIODS:
On-Peak:
November 1 through March 31: Mondays through Fridays during the hours from 6 a.m. EST to 10 a.m. EST and 6p.m. EST to 10 p.m. EST excluding Thanksgiving Day, Christmas Day, and New Year's Day.

April 1 through October 31: Mondays through Fridays during the hours from 12 noon EST to 9 p.m. EST excluding Memorial Day, Independence Day, and Labor Day.

Off-Peak:
All other hours.

The following are the Effective Utility Rates:

Cost of Electricity

Table 4.2 Electric Rate

Effective Utility Rate:

Rate	Effective $ kW	Effective $ kWh
GSD-1	14.05	0.0625
HLFT-1	17.91	0.0558

Cost of Fuel(s)

Table 4.3 Fuel Rates (Natural Gas Rates)

	Fuel	**Facilities Charge (per month)**	**Rate (per therm)**
Martin County	Natural Gas	N/A	$ 1.00

Cost of Water/Sewer
Table 4.4 (Water/Sewer Rates)

Water and Sewer Rates (Cost per 1000 Gallons)		
City	Water	Sewer
Stuart	$4.32	$7.15
Indian Town	$3.02	$4.94
Hobe Sound	$3.84	$6.57
Jensen Beach	$3.02	$4.94
Palm City	$3.02	$4.94
Tequesta	$3.02	$4.94

Section 9. Building Operation

The following operational parameters were collaboratively agreed upon by Customer and Trane and form the basis for calculating Energy Savings. Customer bears the risk of decreased Energy Savings if the facilities are operated outside of these operational parameters. Variation from these parameters will permit Trane to make an adjustment to the Baseline as indicated in Section 11.

Table 5 – Operational Parameters

Bldg Type	Day	Occupied Hours	Occupied Temps	Set back hours	Set back temps
All buildings	Weekday	7AM - 7PM	68 htg, 74 clg	7PM – 7AM	60 htg, 80 clg
All buildings	Weekend	7AM - 7PM	68 htg, 74 clg	7PM – 7AM	60 htg, 80 clg
All buildings	Holiday	None	68 htg, 74 clg	All hours	60 htg, 80 clg

Customer is responsible to perform the updates to the control system to conform to the above table. The Customer should limit access to the HVAC systems to its staff.

For the purpose of this Agreement, indoor temperature boundaries will be maintained at no warmer than 68° F for heating (htg) and no cooler than 74° F for cooling (clg) (within +/- 2 degrees).

Section 10. Guarantee Reconciliation.

Subject to Customer's obligations to furnish the data and information required hereunder, within ninety (90) days after the final month of each Guarantee Year, Trane will determine and reconcile the verified Energy Savings (the "Verified Savings") in accordance with this Exhibit and the applicable sub-Exhibits and provide a written report to Customer (the "M&V Report"). Customer shall review the M&V Report within thirty (30) days following submittal by Trane thereof and either accept or reject such report in writing. If Customer timely rejects the M&V Report, Customer shall provide Trane with detailed reasons thereof and the parties shall negotiate in good faith to correct or reconcile any deficiencies. If a mutual agreement is reached, Trane shall submit an updated M&V Report to Customer. If the parties are unable to reach agreement, Customer may request an independent audit in accordance with Section 14 hereof. If Customer fails to reject the M&V Report or otherwise give notice of its deficiency within 30 days following submittal by Trane, Customer shall be deemed to have accepted the M&V Report.

Following issuance of the M&V Report, the following shall apply:

a. If the Verified Savings, together with any Construction Period Savings or Excess Savings that have not been previously applied against any shortfall in Energy Savings, meet or exceed the Energy Savings Guarantee in any Guarantee Year, the Energy Savings Guarantee shall be deemed satisfied for such Guarantee Year.

b. If the Verified Savings, together with any Construction Period Savings or Excess Savings that have not been previously applied against any shortfall in Energy Savings, are less than the Energy Savings Guarantee, Trane shall have the option to correct any issues relating to the Services or implement, with Customer's approval, additional energy saving measures and thereafter re-perform the Measurement and Verification and generate a new M&V Report. If, following Trane's corrective measures, the Verified Savings meet or exceed the Energy Savings Guarantee in the Guarantee Year, the Energy Savings Guarantee shall be deemed satisfied for such Guarantee Year and Trane may apply any Excess Savings to any subsequent Guarantee Years, as applicable.

c. If the Verified Savings, together with any Construction Period Savings or Excess Savings that have not been previously applied against any shortfall in Energy Savings, are less than the Energy Savings Guarantee and Trane has not elected or was unable to apply sufficient corrective measures, if any, or install additional energy savings measures pursuant to clause "b" above, then Trane will pay Customer the difference between the Verified Savings and the Energy Savings Guarantee. Upon agreement of Trane and Customer, instead of payment, Trane may provide services and/or product, equal to the value of the payment required hereunder.

d. Excess Savings, together with any unused Construction Period Savings, may be applied by Trane retroactively or prospectively to any shortfall in any other Guarantee Year. In the event Excess Savings are applied retroactively and Trane paid Customer (or implemented additional energy conservation measures) for any shortfall, Customer shall reimburse Trane for any such Excess Savings. Notwithstanding the foregoing, any Excess Savings or Construction Period Savings that remain unapplied as of the expiration of the Guarantee Term shall incur to the benefit of the Customer.

Section 11. Adjustments to Baseline.
Trane may, at its sole discretion, make adjustments to the Baseline using standard and sound engineering principles as follows:

a. Building Utilization: The total number of building occupants is a variable that may be adjusted for if the number of occupants differs from the Baseline quantity.

b. Building Occupancy Hours: The hours the building(s) is/are occupied and/or equipment and/or lighting is utilized is a variable which may be adjusted for if the hours (quantity or time-of-day) differs from the hours identified in this Exhibit E and its sub-Exhibits. Buildings that have Trane energy management equipment will be monitored by Trane to verify hours of equipment operation. Buildings without energy management systems will have equipment operation logged by Customer's building staff as specified in Section 12 of this Exhibit E.

c. Weather: Utility bills will be adjusted for weather.

d. Building Changes: The Baseline may be adjusted to account for any building square footage changes, remodeling, and addition of equipment or change in usage. Customer agrees to contact Trane within seven (7) calendar days of commencement of any changes or additions of equipment or environments.

e. Unforeseen Parameters. At Trane's discretion, the Baseline may be adjusted based on data or other information newly discovered or otherwise not readily available at the time the Baseline was prepared.

f. Customer's Responsibilities: The baseline may be adjusted for failures by Customer to perform its obligations under the Agreement (including the responsibilities set forth in Section 12 below) or in the event any representation or warranty made by Customer under the Agreement is false or misleading.

g. Baseline Model Adjustment: N/A

Section 12. Customer Responsibilities: Customer acknowledges that it has an integral role in achieving Energy Savings and agrees to perform the following responsibilities:

a. Properly maintain, repair, and replace all energy consuming equipment with equipment of equal or better energy and operational efficiencies and promptly notify Trane of the repair and /or replacement, but no later than within fourteen (14) calendar days from the commencement thereof;

b. Make available to Trane upon its request copies of maintenance records and procedures regarding maintenance of the Premises;

c. Promptly provide Trane with notice of system and building alterations at the Premises that impact energy consumption, including but not limited to: energy management systems, automatic door operation, structural, occupancy sensors, photocell/timer control of exterior lighting and heat recovery systems;

d. Log any utility meters and the operation of any energy consuming devices or equipment as directed by Trane and furnish copies of such logs to Trane within thirty (30) calendar days after preparation of the logs;

e. Provide Trane with true, accurate and complete copies of all energy related bills within ten (10) days after Customer's receipt of such bills. Customer approves and authorizes Trane to access, review, discuss and receive any and all such energy related billing information that is available on the Customer's utility accounts. In accordance with the foregoing, Customer will provide Trane with the required and information and login credentials to access all energy billing information, including but not limited to billing and metering information, directly from Customer's utility providers through the use Trane's third-party energy data management service provider. Customer will execute and deliver such additional documents and take such further actions as may be reasonably required to allow the use of Trane's third-party energy data management service provider. The parties stipulate that, in each event that Customer fails to provide an energy related bill within thirty (30) days after the end of the Billing Period to which the bill relates, Customer shall be deemed to have realized that portion of the Total Energy Savings prorated for the utility billing period to which said energy related bill relates and for such subsequent utility billing periods as are affected by an increase in energy and/or demand use that could have been avoided had Trane been provided with the energy related bill in a timely manner. In the event Trane subsequently receives or obtains the untimely energy related bill and such bill discloses that savings were achieved in an amount greater than had been stipulated hereunder, such greater savings will be used in calculating Verified Savings;

f. Provide to Trane true, accurate and complete descriptions of all energy consuming devices that, individually or in the aggregate, have a material adverse impact on Energy Savings within seven (7) days after installation and startup of such equipment. This equipment includes, but is not limited to heating, cooling or ventilating equipment, computers and other electronics, water heaters, kitchen equipment, laundry equipment, mobile trailer units, portable hospital equipment. The parties stipulate that, in each event that Customer fails to provide this information within thirty (30) days after the startup of such equipment, Customer shall be deemed to have realized that portion of the Energy Savings prorated for the utility billing period to which said energy related bill relates and for such subsequent utility billing periods as are affected by an increase in energy and/or demand use that could have been avoided had Trane been provided with the energy related information in a timely manner. In the event Trane subsequently receives or obtains the untimely energy related bill and such bill discloses that savings were achieved in an amount

greater than had been mutually agreed upon hereunder, such greater savings will be used in calculating Verified Savings;

g. Furnish to Trane true, accurate and complete copies of any utility rate schedules or tariffs promptly upon Trane's request for the same and, in any event, within thirty (30) calendar days after Customer's receipt of notice of a utility rate change;

h. Maintain in effect and fully perform its maintenance obligations throughout the duration of the Guarantee Term; and

i. During the Term of the Agreement, permit only Trane and/or Customer approved personnel to repair, adjust or program equipment, systems, and/or controls covered by this Agreement or affecting equipment, systems, and/or controls covered by this Agreement, except in the event of an emergency, in which event Customer shall immediately notify Trane of the existence of the emergency no later than within twenty-four (24) hours of the commencement of the emergency condition.

Section 13. Exclusions from Trane's Responsibilities: Trane shall not be responsible for any of the following:

a. Loss, damage or malfunction to equipment, systems, controls or building(s) structures resulting from non-Trane personnel examining, adjusting or repairing equipment, systems, or controls;

b. Any failure of Customer to achieve or realize Operational Savings;

c. Any damage or malfunction resulting from freezing, corrosion or erosion on the water side of the equipment or caused by scale or sludge on equipment.

d. Problems or damages caused by utility service or damage sustained by equipment or systems.

e. Furnishing any items of equipment, material, or labor, or performing tests recommended or required by insurance companies or federal, state, or local governments; and

f. Failure or inadequacy of any structure or foundation supporting or surrounding equipment or work or any portion thereof.

Section 14. Independent Audit. Within fourteen (14) days after receipt by Customer of the M&V Report, Customer may provide written notice to Trane that Customer intends to have performed an audit of the savings calculations and billings for the immediately preceding Guarantee Year. Customer and Trane shall thereupon select agreed upon experienced and qualified energy engineering auditors to complete and submit to the parties an audit of the savings calculations and billings for the immediately preceding Guarantee Year. Customer shall pay for the entire cost of the audit. The audit shall be completed within thirty (30) days of selection of the auditor. Exercise of the right to request an audit shall in no way relieve Customer of its continuing obligation to make current payments pursuant to this Agreement. Any payments between the parties necessary to resolve any agreed upon irregularities identified in the audit will be made within sixty (60) days after submission of the audit to the parties.

Section 15. Detailed Energy Analysis. The "Detailed Energy Analysis," dated DATE, presented by Trane, is incorporated herein for the limited purposes of presenting a description of existing conditions and the methodologies used for calculating projected energy savings with respect to the energy conservation measures comprising the Scope of Services in Exhibit B. Statements of savings contained in the Detailed Energy Analysis are projections only and do not constitute, and shall not in any way modify, the statements of Trane's Energy Savings Guarantee contained in this Exhibit E and the sub-Exhibits.

Section 16. Energy Savings Model. In the event that energy savings models are re-run for an adjustment to the Baseline or to verify the Verified Energy Savings, Trane may, at its sole discretion, use the modeling software of its choice.

EXHIBIT E.1.1
Guarantee
Option A - Retrofit Isolation: Key Parameter Measurement

Lighting Retrofits

1.0 Agreed Upon Parameters

The following information in this section (section 1.0) are mutually agreed upon parameters that form the basis of this performance guarantee. These parameters are hereby agreed upon for the purposes of this Agreement as fact, or the baseline for computing energy savings, as the case may be, and will not be measured, monitored or adjusted.

a) **Applicability**

This portion of the Guarantee applies to the high efficiency lighting retrofit energy conservation measures installed by Trane at the following Martin County facilities:

Affected Buildings

Administration Center Warehouse
Blake Library
Building Department
Citrus Grove Park
County Line Park Community Center
Court Holding
Cummings Library
Fire Rescue Fleet Maintenance
Fire Rescue LifeStar Hanger
Fire Station #16
Fire Station #21
Fire Station #22
Fire Station #23
Fire Station #30
Fire Station #32
General Services Complex
Historical Courthouse
Hobe Sound Civic Center - Community Center
Hoke Library
Indian Riverside Park - Children's Museum
Indiantown Health Department
Jensen Beach Community Center
Lahti Library
Langford Park
Martin County Landfill
Martin County Tax Collector

Mc DRC (Old EOC)
MCSO Aviation Hanger
Morgade Library
New Monrovia Park Community Center
New Monrovia Sheriff Substation
Public Safety Complex
Supervisor of Elections
Witham Field Customs Building
Court Holding - Exterior
Cummings Library - Exterior
Fire Rescue Fleet Maintenance - Exterior
Fire Rescue LifeStar Hanger - Exterior
Fire Station #16 - Exterior
Fire Station #21 - Exterior
Fire Station #23 - Exterior
Hoke Library - Exterior
Indiantown Health Department - Exterior
Lahti Library - Exterior
Martin County Landfill - Exterior
MCSO Aviation Hanger - Exterior
Morgade Library - Exterior

b) **Annual Operating Characteristics**

The estimated hours of lighting operations, or annual operating characteristics, were determined through onsite field assessments, correspondence with facility personnel, and professional engineering judgment and are mutually agreed upon parameters that form the basis of this portion of the Guarantee. The estimated hours of lighting operations are hereby recognized, for the purposes of this Agreement, as fact and will not be measured, monitored, or adjusted and an example is presented in the following table.

Table 1 – Annual Operating Characteristics

Area Type	Average of Annual Hrs. (Adjusted -20% for Existing Sensors)
Auditorium	1560
Auditorium - Seating	2080
Auditorium - Stage	1560
Break / Lounge	2269
Bunk Room	1037
Café / Dining Area	2340
Chiller Plant Area	1040
Classroom - Computer Lab	3120
Classroom - General	2080
Classroom - Shop / Vocational	2080

Classroom - Study Room	2212
Conference Room	2000
Copy Room	2080
Corridor / Hallway	2543
Corridor / Hallway - Suite / Dept	2586
Custodial Closet	1012
Dayroom	4230
Electrical / Mech	501
Exam / Treatment	2080
Exterior	4363
Exterior - Parking / Grounds	4368
Food Services Areas	2080
Generator Room	1040
Gymnasium	1729
Hanger	3640
Holding Cell	4368
Kitchen	2024
Kitchen - Storage	2080
Lab Area	2080
Laundry - Small	1780
Library	2214
Lobby Area - Main	2510
Locker Room	2092
Locker Room - Showers	1040
Mail Room / Distribution Center	2340
Maintenance Shop	3120
Mechanical Room	1037
Multi Purpose	2304
Office - Admin Area	2321
Office - Open Cubicles	2330
Office - Private	2323
Restroom - Public	1997
Server / Com Room	1004
Stairwell - Interior	8611
Storage - Equipment	2011
Storage - General	2046
Storage - Records	2080
Training Room	2080
Truck Bay	8584
Vestibule / Foyer	2542
Waiting Room	2175
Warehouse	2556
Workroom	2256
Average	**2532**

More detailed Lighting Annual Operating Characteristics for each facility can be found in the line-by-line analysis provided in lighting audit that can be found in exhibit B – Scope of Work.

Measurement Methodology

This section provides an explanation of the primary variables used to verify energy savings associated with lighting upgrades. Fixture wattage will be the variable that is measured and verified. Due to the number of fixtures installed, not every fixture can be measured, therefore a sampling plan was created. More details pertaining to the sampling plan are found in the following section. Sampling plans are used to ensure that the data gathered is a representation of the defined target population. The following tables provide sampling criteria utilized in creating the sampling plan.

Fixture wattage will be the primary variable utilized to verify energy savings. Wattage measurements are to be taken pre-installation (baseline), post-installation and will be visually verified during the performance period. A true RMS watt meter calibrated within the last two years shall be utilized for all measurements.

Table 2a – M&V Plan Overview

M&V Period	Population	Measurement Type
Baseline	80% confidence with 20% precision, CV: 0.5	One time kW measurement
Post-Installation	80% confidence with 20% precision, CV: 0.25	One time kW measurement
Performance	20% installed fixtures viewed	Operational verification through visual inspection

a) **Pre- and Post-Retrofit Measurement**

The following describes the methodology for verifying wattage of each existing fixtures prior to the installation of new fixtures. Actual wattage measurements are taken both pre and post installation to validate the pre-retrofit wattage and post-retrofit wattage as represented in the lighting audit and analyses performed to date.

The tables in Exhibit B – Lighting Scope provide a detailed description of this lighting project. These include but are not limited to fixture types, quantities, estimated existing and proposed wattages.

To validate the wattage estimates of the existing and proposed fixtures, Trane will measure the actual wattage consumed by a sampling of fixture types contributing at least 70% of total project lighting power load. This measurement will occur one-time prior to retrofit and one-time post retrofit. A Trane representative or qualified electrician will take the measurements utilizing a true RMS watt meter calibrated within the last two years, witnessed by South Florida State College or its representative (at its option) and Trane, and will record the results. Fixtures not being retrofitted will not be measured. A statistically significant sample of major fixture types will be measured one-time pre- and post-retrofit (refer to table 2a for sampling plan criteria).

Trane reserves the right to adjust the baseline for the pre- and post-retrofit quantities to reflect actual quantities and types of fixtures encountered during the retrofit. However, the energy use savings expected to be achieved, will not be less than the energy use savings represented by the difference in consumption between the fixtures and the quantities in the pre-retrofit columns of Exhibit B – Lighting Scope.

Pre-retrofit (for existing) lighting fixtures to be measured

Type (Row Labels)	Sum of 100% Existing kW	Sum of Exist. Fixt. Qty	Percent of Total	Recommended Measured Quantities
1000w MH / HID-1000	19.44	18	0.22%	0
100w MH / HID Pulse Start	4.257	33	0.40%	0
100w MH / HID-100	2.451	19	0.23%	0
150w Incandescent / N/A	0.15	1	0.01%	0
150w MH / HID-150	10.73	58	0.71%	0
175w MH / HID-175	3.78	18	0.22%	0
2' TLED / 2L Electronic	0.26	13	0.16%	0
250w MH / HID-250	34.515	95	1.16%	0
25w Incandescent / N/A	0.1	4	0.05%	0
4' TLED - T8U / 2L Electronic	5.908	211	2.58%	15
4' TLED T8 / 2L Electronic	2.38	83	1.02%	0
4' TLED T8 / 3L Electronic	2.058	49	0.60%	0
4' TLED T8 / 4L Electronic	2.072	37	0.45%	0
4' TLED T8 / N/A	7.208	199	2.44%	0
400w MH / HID-400	26.22	57	0.70%	0
60w Incandescent / N/A	3.6	60	0.73%	0
70w HPS / HID-70	3.64	40	0.49%	0
70w MH / HID-70	0.372	4	0.05%	0
75w Incandescent / N/A	3.675	49	0.60%	0
CFL 13w PL / CFL	3.952	125	1.53%	0
CFL 13w Screw in / Integral CFL	0.039	3	0.04%	0
CFL 18w PL / CFL	1.268	58	0.71%	0
CFL 23w Screw In / Integral CFL	0.092	4	0.05%	0
CFL 26w PL / CFL	12.74	283	3.46%	15
CFL 32w / CFL	0.29	5	0.06%	0
CFL 32w PL / CFL	2.142	63	0.77%	0
CFL 42w PL / CFL	20.58	111	1.36%	0
CFL 55w / N/A	0.055	1	0.01%	0
F17T8 / 2L Electronic	1.718	52	0.64%	0
F20T12 / FL Magnetic ES	0.084	2	0.02%	0
F25T8 / 2L Electronic	0.558	9	0.11%	0
F32T8 / 2L Electronic	93.959	1493	18.28%	17
F32T8 / 3L Electronic	62.78	730	8.94%	17
F32T8 / 4L Electronic	53.784	498	6.10%	17
F32T8/U / 2L Electronic	23.896	412	5.04%	17
F34T12 / FL Magnetic ES	1.113	11	0.13%	0

F34T12/U / FL Magnetic ES	0.525	7	0.09%	0
F96T12ES / F2em96	0.7	5	0.06%	0
F96T8 / 2L Electronic	4.956	42	0.51%	0
FB31T8/U / 3L Electronic	1.476	18	0.22%	0
FP28T5 / 2L Electronic	1.449	23	0.28%	0
FP54T5HO / 4L Electronic	9.676	41	0.50%	0
I100A / N/A	6.7	59	0.72%	0
I20T / N/A	0.42	14	0.17%	0
Incandescent / N/A	3.04	152	1.86%	0
Integral LED / Integral LED Driver	60.403	2125	26.02%	15
LED (Screw In / Plug In) / Integral LED Driver	1.23	82	1.00%	0
LED (Screw In / Plug In) / N/A	13.493	644	7.88%	15
LED Corn Cob / N/A	0.775	14	0.17%	0
MR16 / N/A	1.2	24	0.29%	0
PAR30 75w / N/A	0.525	7	0.09%	0
PLL 40w Biax / 2L Electronic	0.24	3	0.04%	0
Grand Total	**518.674**	**8168**	**100%**	**128**

Post-Retrofit:

Type (Row Labels)	Sum of 100% ECM kW	Sum of ECM Qty	Percent of Total	Recommended Measured Quantities
Integral LED / Integral LED Driver	62.659	1800	22.04%	11
KT-KED12T8-48G-840-E / KTLD-2LT8-UV-12C-VDIM	41.647	1647	20.16%	11
KT-KED12T8-48G-840-E / KTLD-4LT8-UV-12C-VDIM	52.108	1080	13.22%	11
KT-LED10PAR30-F-840 / N/A	0.17	17	0.21%	0
KT-LED11A19-O-840 / N/A	0.297	19	0.23%	0
KT-LED12T5HE-48G-840-E/G2 / KTLD-2LT5HE-UV-12C-VDIM	0.52	20	0.24%	0
KT-LED12T8-36G-840-E / KTLD-2LT8-UV-12C-VDIM	0.234	9	0.11%	0
KT-LED12T8-U6P-840-E / KTLD-2LT8-UV-12C-VDIM	7.641	283	3.46%	11
KT-LED13PAR38-F-840 / N/A	0.013	1	0.01%	0
KT-LED22PSHID-E26-840-D / G4 / N/A	0.342	19	0.23%	0
KT-LED27PSHID-H-E26-8CSB-D / N/A	0.729	27	0.33%	0
KT-LED45PSHID-EX39-840-D / G4 / N/A	0.54	12	0.15%	0
KT-LED8T8-24G-840-E / KTLD-2LT8-UV-12C-VDIM	0.034	2	0.02%	0
KT-LED8T8-24G-840-E / KTLD-2LT8-UV-8C-VDIM	1.105	65	0.80%	11
KT-LED8T8-24G-840-E / KTLD-4LT8-UV-12C-VDIM	0.108	4	0.05%	0
LED7WMR16/FL/840-DIM-G7 / N/A	0.168	24	0.29%	0
N/A / N/A	82.089	3052	37.37%	0
KT-LED16PLL-12GC-840-D / N/A	7.84	87	1.07%	0
Grand Total	**258.244**	**8168**	**100.00%**	**55**

2.0 Savings Summary

The following describes the methodology for computing actual energy use savings based on verified wattage and presents the guaranteed Energy Use Savings.

a) **Savings Calculations**

The following equations were utilized to quantify the energy savings associated with lighting upgrades. The original lighting audit/scope of work will be modified utilizing the measurements reflected in the sampling plan. The measurements will replace assumed values within the original document. These actual values will supersede the estimated values currently represented in the spreadsheet and be considered "as-built" conditions.

Demand (kW)

$$kW\ Savings = \left[\frac{kW}{Fixture} \times \#of\ fixtures \times DF\right]_{Existing} - \left[\frac{kW}{Fixture} \times \#of\ fixtures \times DF\right]_{Proposed}$$

Where:

$$Diversity\ Factor\ (DF) = \frac{Insalled\ Load}{Running\ Load}$$

$$kW\ Savings\ Guarantee = kW\ Savings\ \times HVAC\ Saving\ Factor\ \times Safety\ Factor$$

Interior Lighting Consumption (kWh)

$$kWh\ Savings = kW\ Savings \times Burn\ Hours$$

$$kWh\ Savings_{HVAC} = kWh\ Savings \times HVAC\ Savings\ Factor$$ x Safety Factor

$$HVAC\ Saving\ Factor = 1.1$$
$$Safety\ Factor = 0.95$$

Exterior Lighting Consumption (kWh)

$$kWh\ Savings = kW\ Savings \times Burn\ Hours$$

$$Safety\ Factor = 0.95$$

b) **Computation of Savings**

The original lighting audit/scope of work will be modified utilizing the measurements reflected in the sampling plan. The measurements will replace assumed values within the original document. These actual values will supersede the estimated values currently represented in the spreadsheet and be considered "as-built" conditions. This verification process will be carried out one-time post-installation

with verified data. During the performance period, operational verification will occur, but savings will not be recalculated.

c) **Presentation of Savings**

Guaranteed energy savings are summarized in Exhibit E “Energy Savings Guarantee & Operational Savings,”

The energy conservation measure described herein will result in the following effect on energy usage, including any associated heating or cooling energy:

Total Annual Guaranteed kWh Energy Use Savings: 939,888 kWh

Total Annual Guaranteed kW Demand Savings: 2,887 kW

EXHIBIT E.1.2 Guarantee
Option A – Retrofit Isolation: Key Parameter Measurement
BAS/Control Improvements and HVAC Upgrades

1.0 Agreed Upon Parameters

The following information in this section (section 1.0) are mutually agreed upon parameters that form the basis of this performance guarantee. These parameters are hereby agreed upon for the purposes of this Agreement as fact, or the baseline for computing energy savings, as the case may be, and will not be measured, monitored or adjusted.

Applicability

This portion of the guarantee applies to the building BAS Control Improvements energy conservation measures installed by Trane at Martin County in the following buildings.

- Public Safety Complex
- Cummings Library

Annual Operating Characteristics

The estimated hours of operations, or annual operating characteristics, were determined through onsite field assessments, correspondence with facility personnel, and professional engineering judgment and are mutually agreed upon parameters that form the basis of this portion of the guarantee. The estimated hours of operations are hereby recognized, for the purposes of this Agreement, as fact and will not be measured, monitored, or adjusted. Hours are delineated in Section 9 of Exhibit E.

2.0 Measurement Methodology

The baseline for this ECM was established using TRACE calibrated model calculations. The TRACE calibrated model reflects the ECM specifics. The TRACE model includes variables such as building internal and external load details, weather, occupancy schedules, temperature set-points, facility utilization, internal and external loads, HVAC equipment, building zoning and miscellaneous loads.

Energy savings for this ECM comes from the following list of BAS upgrades. The key measured parameters for this ECM will be OA damper position, static pressure, space temperature, supply air temperature, and schedules. The following tables provide the M&V sampling strategy and measurement methodology utilized in this ECM. Measurement will occur once pre- and post-install and verification will occur annually. Annual verification during the performance period will include continuous trends for two weeks of heating season data and two weeks of cooling season data. Trane reserves the right to incorporate more than two weeks of data in the analysis and to select any two-week period within each heating and cooling season.

Table 1 – HVAC New Equipment

Building(s)	New Equipment
Public Safety Complex	One (1) 400- ton HDWA Trane magnetic bearing water-cooled chiller One (1) Tower Tech TTXR 400-ton crossflow cooling tower One (1) 30 HP (480/3) Trane TRD200 variable frequency drive for new cooling tower
Cummings Library	One (1) 80-ton CGAM air-cooled chiller Four (4) CSAA Performance Climate Changer Air Handling Units One (1) BCXE Blower Coil Air Handling Unit Thirteen (13) VCEF Variable Air Volume Boxes with Electric Heat Two (2) Armstrong end suction chilled water pumps

Table 2 - Controls Measurement Methodology

Building	Measure Strategies	Measurement Methodology
Public Safety Complex	DCV	Continuous trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing equipment run hours, outside air damper modulating throughout the occupied day.
	Single Zone VAV	Continuous trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing equipment, a VFD, will be added to existing AHU to modulate speed of fan based on return air temp.
	AHU static pressure - reset (critical zone reset – as part of Trim & Response)	Continuous trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing static pressure, setpoint modulating, and fan modulating in response.
	Supply Air temp Reset (as part of Trim & Response)	Continuous trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing supply air temperature modulating. Reset supply air from 50F-70F based on VAV box position with a limit based on humidity (limit SAT reset to max. of 57F if R.A. % R.H. is above 60%).
	Night Set Back	Continuous trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system of space temperature setpoints to show changes in unoccupied hours.

Building	Measure Strategies	Measurement Methodology
Cummings Library	DCV	Continuous trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing equipment run hours, outside air damper modulating throughout the occupied day.
	AHU static pressure - reset (critical zone reset – as part of Trim & Response)	Continuous trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing static pressure, setpoint modulating, and fan modulating in response.
	Supply Air temp Reset (as part of Trim & Response)	Continuous trend log for two weeks during heating months (winter Dec. to Feb. Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing supply air temperature modulating. Reset supply air from 50F-70F based on VAV box position with a limit based on humidity (limit SAT reset to max. of 57F if R.A. % R.H. is above 60%).
	Single Zone VAV	Continuous trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing equipment, a VFD, will be added to existing AHU to modulate speed of fan based on return air temp.

Measure Strategies	Measurement Methodology
Cummings Library - Replace DX with (one) new air-cooled chiller and optimize plant operation	This ECM consists of replacing the existing split system direct expansion (DX) system with a chilled water system (using air cooled chillers) for better energy efficiency and dehumidification. The air handling units will be replaced with variable volume stacked-dehumidification air handling units. The stacked dehumidification air handlers have two cooling coils, one for outside ventilation air and one for the main cooling coil. The existing DX units consist of two groups based on efficiency, the east units which have an estimated efficiency of 0.9 kW/ton and west units which have an estimated efficiency of 0.85 kW/ton. These DX units will be replaced with a system using an air-cooled chiller with a minimum efficiency of 1.166kW/ton. The chiller efficiency will be obtained from the manufacturer's AHRI Certified chiller efficiency. This ECM will provide additional savings using variable air volume AHUs. • Trend kW/ton of new chiller to compare with Modeled chiller efficiency. Target efficiency for new chillers is 1.166 kW/ton at full load (AHRI Conditions) • Verify optimization Sequence of Operation (SOO) is enabled and functioning. Trend differential chilled water temperatures (delta T) to demonstrate response to varying facility load. Capture trends showing chilled water temperatures resetting between maximum and minimum limits in response to varying loads and outdoor temperatures.

Measure Strategies	Measurement Methodology
Public Safety Complex – Tie in to Jail Chiller Plant	• Chiller Plant Tie-In consists of connecting the Public Safety Complex to the existing jail chiller plant. Existing two (2) 225-ton air-cooled chillers with customer mutually agreed estimated efficiency of 1.35 kW/ton. • Trend kW/ton of new 400-Ton water-cooled chiller to compare with Modeled chiller efficiency. Target efficiency for new chiller is 0.6148 kW/ton at full load (AHRI Conditions). • Trend log for two weeks during heating months (winter Dec. to Feb.) and two weeks during cooling months (summer Mar. to Nov.) from BAS system showing pumps modulating to match facility's load. • Verify optimization Sequence of Operation (SOO) is enabled and functioning. Trend differential chilled and condenser water temperatures (delta T) to demonstrate response to varying loads. Capture trends showing chilled water and condenser water temperatures resetting between maximum and minimum limits in response to varying loads and outdoor temperatures. • Verify optimization SOO is enabled and functioning. Trend Differential Pressure (DP) to demonstrate response to varying loads. Capture trends showing DP reset and speed of pumps modulating between maximum and minimum limits at varying loads. • Verify optimization SOO is enabled and functioning. Trend Cooling Tower (CT) fan speed reset to demonstrate response to varying loads and outdoor wet bulb temperatures. Capture trends showing CT fan speed modulating between maximum and minimum limits based on outdoor wet bulb temperature.

* It will be at the discretion of Trane to determine the time of the recordings and intervals of the measurements.

3.0 Savings Summary

The following describes the methodology for computing energy use savings based on verified building trends and presents the guaranteed energy use savings.

a) Savings Calculations

Savings calculations for this ECM were conducted through Trane TRACE modeling software. Trane TRACE models energy savings by considering interrelated Energy Conservation Measures (ECMs) and various factors influencing energy and water consumption. It accounts for a building's physical characteristics, equipment conditions and historical weather data. The software performs annual energy consumption analysis by simulating the building's operation over a full year, using 8,760 hours of operation data. Key factors in the calculations include climatic data, building orientation, building characteristics, operational characteristics, mechanical performance, internal heat generation, and energy consumption by non-HVAC systems. The program calculates design cooling and heating loads, air quantities, and supply air temperatures using standard procedures from the ASHRAE Handbook of Fundamentals. The baseline model is calibrated with utility data to create an adjusted baseline, and energy-saving measures are then applied to determine the post-installation baseline. The difference between the adjusted baseline and the post-installation baseline models the energy savings.

b) Computation of Savings

Data obtained through BAS trends will confirm the implementation of the BAS savings strategies. Any non-implemented strategies will be utilized to rerun the original energy savings model providing verified savings data. This model will be updated one-time post-installation with measured data. If all strategies are implemented and trending correctly the model will be agreed upon as accurate and not rerun. During the performance period, verified data will be used to estimate savings (models may not be rerun and/or spreadsheets calculations may be used to estimate verified savings).

c) Presentation of Savings

The energy conservation measure described herein will result in the following effect on energy usage, including any associated heating or cooling energy:

Total Annual Guaranteed kWh Energy Use Savings: 614,350 kWh

Total Annual Guaranteed kW Energy Use Savings: 1,252 kW

Total Annual Guaranteed Water Savings: (2,536) kGal

EXHIBIT E.1.3
Guarantee
Option A - Retrofit Isolation: Key Parameter Measurement

Water Conservation

1.0 Agreed Upon Parameters

The following information in this section (section 1.0) are mutually agreed upon parameters that form the basis of this performance guarantee. These parameters are hereby agreed upon for the purposes of this Agreement as fact, or the baseline for computing energy savings, as the case may be, and will not be measured, monitored or adjusted.

a) **Applicability**

This portion of the Guarantee applies to the water upgrade conservation measures installed by Trane as listed in this section. A complete scope of work is found in Exhibit B.

a) Annual Operating Characteristics

Water consumption was analyzed for the facilities listed above. The following tables provide annual operating characteristics determined through site surveys, name plate data and discussions with facility personnel. For purposes of this guarantee, the items in the following tables are mutually agreed by Martin County and will not be measured, monitored, or adjusted. In addition, total quantities provided below will be mutually agreed. For purpose of this agreement, these quantities will serve as the totals use in post-installation verification.

Table 1a – Affected Buildings

Administrative Center
Blake Library
Hoke Library
Jensen Beach Community Center
Fire Station 16 Kitchen
Fire Station 16 Restroom
Fire Station 16 Restrooms near gym
Fire Station 16 Shop
Langford Park - Vince Bocchino Community Center
Langford Park
Rio Civic Center
Indian Riverside Park-Children'S Museum
Indian Riverside Park - Sailing Center Building
Jensen Beach Ocean Rescue
Jensen Beach Park
Fire Rescue Lifestar Hangar
Mcso Aviation Hangar

Cummings Library
Fire Station 21
Fire Station 23
Jock Leighton Park
Fire Station 22
Willoughby Commons Usd Office
Willoughby Property Appraiser's Office
Mary Brogan Park
Building Department
New Fleet Maintenance
Sailfish Splash Water Park
Landfill Maintenance Shop
Landfill Hazmat/Transfer Station
Landfill Breakroom Building
Landfill Scalehouse
Citrus Grove Park
LCpl Justin Wilson Park
Timer Powers Park
Lahti Library
Indiantown Health Department
Fire Station 24
Indiantown Annex
County Line Park - Community Center
Fire Station 32
Hobe Sound Civic Center - Community Center
JV Reed Park
Jimmy Graham Park
New Monrovia Sheriff Substation
Fire Station 30
Port Salerno Civic Center
Morgade Library
Mc Drc (Old Eoc)
Park Operations Compound
Cob Building
Courthouse
HOLT ADMINISTRATION
Court Holding
Supervisor Of Elections Office
Stuart Beach Park
Field Operations
Building Maintenance Shop
Mosquito Control Office
Vehicle Maintenance Shop
Lamar Howard Park

Halpatiokee Regional Park
Witham Field Customs Building
Wojcieszak Park
New Monrovia Park - Costella Williams Learning Center/Community Center
Public Safety Complex

Table 1b – Usage Assumptions

Building Type / Usage	Days / week	Weeks / year	Days / year	%Male	Avg % Occupied	Faucet Other Usage Factor	Faucet Other min/ Day	% Shower	Showers / week / person	Showers / Yr / person	# Days / year / cleaning
Administrative-Staff	5	50	250	50%	90%	25%	2.00	10%	1	4.50	250
Administrative-Visitor	5	50	250	50%	90%	0%	1.00	0%	0	-	250
On Duty Fire House	7	52	364	75%	100%	100%	5.00	100%	7	364.00	364
Dormitory-Visitor	7	38	266	50%	90%	25%	1.00	0%	0	-	266
Education-Higher Ed	5	36	180	50%	90%	25%	1.00	0%	0	-	180
Education-K12	5	36	180	50%	90%	20%	1.00	5%	1	1.62	180
Jury	5	50	250	50%	90%	25%	1.00	0%	0	-	250
Health Care - Inpatient	7	52	364	50%	90%	25%	1.00	80%	5	187.20	364
Housing-Residential	7	52	364	50%	90%	25%	1.00	100%	7	327.60	364
Public Safety	7	52	364	50%	90%	25%	1.00	25%	5	58.50	364
Public Rec - Staff	7	48	336	50%	90%	50%	1.00	20%	5	43.20	336
Public Rec - Visitor	7	50	350	50%	90%	50%	1.00	50%	7	157.50	350
Mobile Staff	5	50	250	75%	90%	25%	1.00	0%	0	-	250

Table 1c – Population Assumptions

	Hours Per Year									Total
Building Population	Staff	Visitors	Student	Resident	Inpatient	Outpatient	Other 1	Other 2	FTE's	Hours
Administrative Center - Staff	900000	0	0	0	0	0	0	0	450	900000
Administrative Center - Visitor	0	45000	0	0	0	0	0	0	22.5	45000
Blake Library - Staff	60480	0	0	0	0	0	0	0	30.24	60480
Blake Library - Visitor	0	283500	0	0	0	0	0	0	141.75	283500
Building Department - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Building Department - Visitor	0	2250	0	0	0	0	0	0	1.125	2250
Building Maintenance Shop - Staff	3375	0	0	0	0	0	0	0	1.6875	3375
Citrus Grove Park - Staff	4838.4	0	0	0	0	0	0	0	2.4192	4838.4
Citrus Grove Park - Visitor	0	504000	0	0	0	0	0	0	252	504000
Cob Building - Staff	270000	0	0	0	0	0	0	0	135	270000
Cob Building - Visitor	0	11250	0	0	0	0	0	0	5.625	11250
County Line Park - Community Center - Visitor	12600	15750	0	0	0	0	0	0	14.175	28350
Court Holding - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Court Holding - Holding	0	0	0	0	1310.4	0	0	0	0.6552	1310.4
Courthouse - Staff	90000	0	0	0	0	0	0	0	45	90000
Courthouse - Visitor	0	9000	0	0	0	0	0	0	4.5	9000
Courthouse - Jury	0	0	0	0	0	36000	0	0	18	36000
Courthouse Cultural Center (Historical Designation) - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Courthouse Cultural Center (Historical Designation) - Visitor	0	6750	0	0	0	0	0	0	3.375	6750
Cummings Library - Staff	18000	0	0	0	0	0	0	0	9	18000
Cummings Library - Visitor	0	123750	0	0	0	0	0	0	61.875	123750
Field Operations - Staff	18000	0	0	0	0	0	0	0	9	18000
Fire Rescue Lifestar Hangar - Staff	13104	0	0	0	0	0	0	0	6.552	13104
Fire Station 16 Kitchen - Staff	43680	0	0	0	0	0	0	0	21.84	43680
Fire Station 16 Restroom - Staff	21840	0	0	0	0	0	0	0	10.92	21840
Fire Station 16 Restrooms near gym - Staff	21840	0	0	0	0	0	0	0	10.92	21840
Fire Station 16 Shop - Staff	21840	0	0	0	0	0	0	0	10.92	21840
Fire Station 21 - Staff	52416	0	0	0	0	0	0	0	26.208	52416
Fire Station 22 - Staff	43680	0	0	0	0	0	0	0	21.84	43680
Fire Station 23 - Staff	43680	0	0	0	0	0	0	0	21.84	43680
Fire Station 24 - Staff	30576	0	0	0	0	0	0	0	15.288	30576
Fire Station 30 - Staff	52416	0	0	0	0	0	0	0	26.208	52416
Fire Station 32 - Staff	43680	0	0	0	0	0	0	0	21.84	43680
Halpatiokee Regional Park - Visitor	5040	94500	0	0	0	0	0	0	49.77	99540
Hobe Sound Civic Center - Community Center - Visitor	12600	31500	0	0	0	0	0	0	22.05	44100
Hoke Library - Staff	27000	0	0	0	0	0	0	0	13.5	27000
Hoke Library - Visitor	0	67500	0	0	0	0	0	0	33.75	67500

HOLT ADMINISTRATION - Staff	72000	0	0	0	0	0	0	0	36	72000
HOLT ADMINISTRATION - Visitor	0	11250	0	0	0	0	0	0	5.625	11250
Indian Riverside Park - Sailing Center Building - Visitor	0	31500	0	0	0	0	0	0	15.75	31500
Indian Riverside Park-Children'S Museum - Staff	18000	0	0	0	0	0	0	0	9	18000
Indian Riverside Park-Children'S Museum - Visitor	0	22500	0	0	0	0	0	0	11.25	22500
Indiantown Annex - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Indiantown Annex - Visitor	0	9000	0	0	0	0	0	0	4.5	9000
INDIANTOWN EDUCATION CENTER - Visitor	0	0	0	0	0	0	0	0	0	0
Indiantown Health Department - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Indiantown Health Department - Visitor	0	4500	0	0	0	0	0	0	2.25	4500
Jensen Beach Communtiy Center - Staff	7257.6	0	0	0	0	0	0	0	3.6288	7257.6
Jensen Beach Communtiy Center - Visitor	0	9450	0	0	0	0	0	0	4.725	9450
Jensen Beach Ocean Rescue - Staff	26208	21840	0	0	0	0	0	0	24.024	48048
Jensen Beach Park - Visitor	5040	630000	0	0	0	0	0	0	317.52	635040
Jimmy Graham Park - Visitor	5040	63000	0	0	0	0	0	0	34.02	68040
Jock Leighton Park - Staff	4838.4	0	0	0	0	0	0	0	2.4192	4838.4
Jock Leighton Park - Visitor	0	94500	0	0	0	0	0	0	47.25	94500
JV Reed Park - Staff	4838.4	0	0	0	0	0	0	0	2.4192	4838.4
JV Reed Park - Visitor	0	63000	0	0	0	0	0	0	31.5	63000
Lahti Library - Staff	18000	0	0	0	0	0	0	0	9	18000
Lahti Library - Visitor	0	45000	0	0	0	0	0	0	22.5	45000
Lamar Howard Park - Visitor	5040	63000	0	0	0	0	0	0	34.02	68040
Lamar Howard Park - Cassidy Community Center - Visitor	2520	6300	0	0	0	0	0	0	4.41	8820
Landfill Breakroom Building - Staff	27000	0	0	0	0	0	0	0	13.5	27000
Landfill Hazmat/Transfer Station - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Landfill Maintenance Shop - Staff	12600	0	0	0	0	0	0	0	6.3	12600
Landfill Scalehouse - Staff	5400	0	0	0	0	0	0	0	2.7	5400
Langford Park - Visitor	0	315000	0	0	0	0	0	0	157.5	315000
Langford Park - Vince Bocchino Community Center - Staff	12096	0	0	0	0	0	0	0	6.048	12096
Langford Park - Vince Bocchino Community Center - Visitor	0	94500	0	0	0	0	0	0	47.25	94500
LCpl Justin Wilson Park - Visitor	5040	315000	0	0	0	0	0	0	160.02	320040
Martin County Tax Collector Offices - Staff	18000	0	0	0	0	0	0	0	9	18000
Martin County Tax Collector Offices - Visitor	0	22500	0	0	0	0	0	0	11.25	22500
Mary Brogan Park - Visitor	5040	31500	0	0	0	0	0	0	18.27	36540
Mc Drc (Old Eoc) - Staff	27000	0	0	0	0	0	0	0	13.5	27000
Mcso Aviation Hangar - Staff	8736	0	0	0	0	0	0	0	4.368	8736
Morgade Library - Staff	18000	0	0	0	0	0	0	0	9	18000
Morgade Library - Visitor	0	90000	0	0	0	0	0	0	45	90000
Mosquito Control Office - Staff	3375	0	0	0	0	0	0	0	1.6875	3375
New Fleet Maintenance - Staff	27000	0	0	0	0	0	0	0	13.5	27000
New Monrovia Park - Costella Williams Learning Center/Community Center - Visitor	25200	15750	0	0	0	0	0	0	20.475	40950

New Monrovia Sheriff Substation - Staff	15724.8	0	0	0	0	0	0	0	7.8624	15724.8
Park Operations Compound - Staff	10125	0	0	0	0	0	0	0	5.0625	10125
Pineapple Park - Visitor	5040	315000	0	0	0	0	0	0	160.02	320040
Port Salerno Civic Center - Visitor	5040	31500	0	0	0	0	0	0	18.27	36540
Public Safety Complex - Staff	524160	0	0	0	0	0	0	0	262.08	524160
Public Safety Complex - Visitor	262080	32760	0	0	0	0	0	0	147.42	294840
Rio Civic Center - Visitor	5040	15750	0	0	0	0	0	0	10.395	20790
Sailfish Splash Water Park - Staff	36288	0	0	0	0	0	0	0	18.144	36288
Sailfish Splash Water Park - Visitor	12600	630000	0	0	0	0	0	0	321.3	642600
Stuart Beach Park - Staff	12096	0	0	0	0	0	0	0	6.048	12096
Stuart Beach Park - Visitor	0	630000	0	0	0	0	0	0	315	630000
Supervisor Of Elections Office - Staff	14400	0	0	0	0	0	0	0	7.2	14400
Supervisor Of Elections Office - Visitor	0	4500	0	0	0	0	0	0	2.25	4500
Timer Powers Park - Visitor	5040	315000	0	0	0	0	0	0	160.02	320040
Traffic Management Center - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Vehicle Maintenance Shop - Staff	9000	0	0	0	0	0	0	0	4.5	9000
William Doc Myers Park - Visitor	5040	189000	0	0	0	0	0	0	97.02	194040
Willoughby Commons Usd Office - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Willoughby Commons Usd Office - Visitor	0	11250	0	0	0	0	0	0	5.625	11250
Willoughby Mpo Office - Staff	9000	0	0	0	0	0	0	0	4.5	9000
Willoughby Property Appraiser's Office - Staff	10800	0	0	0	0	0	0	0	5.4	10800
Willoughby Property Appraiser's Office - Visitor	0	11250	0	0	0	0	0	0	5.625	11250
Witham Field Customs Building - Staff	5400	0	0	0	0	0	0	0	2.7	5400
Witham Field Customs Building - Visitor	0	2250	0	0	0	0	0	0	1.125	2250
Witham Field Customs Building - Holding	0	0	0	0	0	0	0	0	0	0
Wojcieszak Park - Visitor	5040	94500	0	0	0	0	0	0	49.77	99540

2.0 Measurement Methodology

The following tables provide the parameters utilized for pre and post measurement sampling. Measurements are to be taken pre-installation (baseline) and post-installation. Sampling will be applied to each fixture type.

Table 2a – M&V Plan Performance and Operational Parameters

M&V Period	Measurement Requirements	Measurement Type
Baseline	80% confidence with 20% precision, CV: 0.5	One time measurement
Post-Installation	80% confidence with 20% precision, CV: 0.25	One time measurement

a) **Pre- and Post-Retrofit Measurement**

The following describes the methodology for verifying flush rates and flow rates of each existing fixture type before installing new fixtures and valves. Actual flow measurements are taken both pre and post installation in accordance with Table 2a to validate the pre-retrofit flow rates and post-retrofit flow rates as represented in the water audits and analyses performed to date.

A visual inspection of the flushometer parts will be recorded, including make and model of the inside parts. Make and model of external flush valves and fixture will be recorded for every toilet and urinal in the sample. Toilet and urinal flows will then be measured, with the type of fixture determining the required measurement tools. Valve control should turn water off or use a stop method after a flush. When water is turned back on or flush is initiated, water entering bowl will then be measured by using a shop-vac or other suction equipment to put entering water into a graduated bucket. This measurement should be repeated three times per measured unit.

Faucets and showers are to be measured with a graduated flow rate bag. For a faucet or shower, turn the water off, place bag around faucet or shower and then turn it on and start a timer. Water should fill for an amount of time to allow conversion to gallons per minute (GPM). For each fixture, the procedure should be repeated three times to calculate an average flow for that fixture.

To validate the consumption estimates of the existing and proposed fixtures, Trane will measure the actual consumption through a sampling of fixtures. Fixtures will be grouped by type and each measured group will consist of fixtures that contributing at least 70% of water consumption by type. These measurements will occur one-time prior to retrofit and one-time post retrofit. Measurements may be witnessed by Martin County or its representative (at its option) and Trane, and results will be recorded. Fixtures not being retrofitted will not be measured. A statistically significant sample of major fixture types will be measured to provide (refer to table 2a for sampling plan criteria and 2b/2C for plans).

Trane reserves the right to adjust the baseline for the pre- and post-retrofit quantities to reflect actual quantities and types of fixtures encountered during the retrofit. However, the water savings expected to be achieved will not be less than the water savings represented by the difference in consumption between the pre and post audit values presented in Exhibit B – Water Scope.

Pre- and Post-Retrofit Measurement

Tables 2b and 2c outline the water sampling plan for which actual flow measurements will be taken pre- and post-installation.

Table 2b – Pre and Post Retrofit Sample Plan – Fixture Groups

Population	Total Qty	Measured Qty
1.0 GPF Urinal	28	8
1.0 GPM Aerator	13	8
1.25 GPM Aerator	7	7
1.5 GPF Urinal	4	4
1.5 GPM Aerator	103	9
1.75 GPM Shower	14	5
1.8 GPM Aerator	17	5
2.0 GPM Aerator	80	8
2.0 GPM Shower	12	6

2.2 GPM Aerator	42	8
2.4 GPF Flushometer Toilet	66	9
2.5 GPM Aearator	7	5
2.5 GPM Shower	22	6
3.5 GPF Flushometer Toilet	11	5
4.0 GPM Aerator	32	6

3.0 Savings Summary

The following describes the methodology for computing actual water use savings based on verified flow measurements and presents the guaranteed water and energy use savings.

Table 3a – Distribution of Savings by kGal

Building	Water Savings (Kgal/yr)
Administrative Center	11.4
Blake Library	53.4
Hoke Library	12.5
Jensen Beach Communtiy Center	2.6
Fire Station 16 Kitchen	29.7
Fire Station 16 Restroom	0.8
Fire Station 16 Restrooms near gym	2.0
Fire Station 16 Shop	13.2
Langford Park - Vince Bocchino Community Center	5.3
Langford Park	56.4
Rio Civic Center	7.7
Indian Riverside Park-Children'S Museum	1.3
Indian Riverside Park - Sailing Center Building	45.4
Jensen Beach Ocean Rescue	77.6
Jensen Beach Park	180.5
Pineapple Park	0.0
Fire Rescue Lifestar Hangar	1.0
Mcso Aviation Hangar	8.7
Cummings Library	17.0
Fire Station 21	15.3
Fire Station 23	4.4
Jock Leighton Park	35.5
Fire Station 22	4.7
Willoughby Commons Usd Office	0.4
Martin County Tax Collector Offices	0.0
Willoughby Mpo Office	0.0
Willoughby Property Appraiser's Office	0.3
Mary Brogan Park	3.6
Building Department	0.0
New Fleet Maintenance	9.0
Sailfish Splash Water Park	190.5
Landfill Maintenance Shop	1.6
Landfill Hazmat/Transfer Station	3.5
Landfill Breakroom Building	4.3
Landfill Scalehouse	1.5
Citrus Grove Park	1.4
LCpl Justin Wilson Park	53.9
Timer Powers Park	84.2
Lahti Library	0.5
Indiantown Health Department	1.6

Fire Station 24	4.0
Indiantown Annex	4.4
County Line Park - Community Center	10.1
Fire Station 32	3.0
Hobe Sound Civic Center - Community Center	15.5
JV Reed Park	7.1
William Doc Myers Park	0.0
Jimmy Graham Park	9.6
New Monrovia Sheriff Substation	1.0
Fire Station 30	19.1
Port Salerno Civic Center	6.3
Morgade Library	28.2
Mc Drc (Old Eoc)	2.4
Park Operations Compound	1.1
Cob Building	39.4
Courthouse	35.6
Courthouse Cultural Center (Historical Designation)	0.0
HOLT ADMINISTRATION	19.5
Court Holding	7.9
Supervisor Of Elections Office	2.8
Stuart Beach Park	327.4
Field Operations	3.1
Traffic Management Center	0.0
Building Maintenance Shop	0.1
Mosquito Control Office	1.5
Vehicle Maintenance Shop	1.5
Lamar Howard Park - Cassidy Community Center	0.0
Lamar Howard Park	4.8
Halpatiokee Regional Park	25.0
Witham Field Customs Building	1.3
Wojcieszak Park	25.0
INDIANTOWN EDUCATION CENTER	0.0
New Monrovia Park - Costella Williams Learning Center/Community Center	6.6
Public Safety Complex	93.3
Total	**1649**

b) **Savings Calculations**

The following equations were utilized to quantify the water savings associated with fixture upgrades.

Water and Sewer Savings Calculation for Toilets and/or Urinals:

$$\text{Annual Water Savings (kgal)} = (\text{Existing Flow} - \text{Retrofit Flow}) \times \text{Qty} \times \text{Use} \times \text{Annual Operation}$$

$$\text{Annual Cost Savings} = (\text{Annual Water Savings}) \text{ x } (\text{Water Rate} + \text{Sewer Rate})$$

Water and Sewer Savings Calculation for Sink and/or Shower Aerators:

$$\text{Annual Water Savings (kgal)} = (\text{Existing Flow} - \text{Retrofit Flow}) \times \text{Qty} \times \text{Use} \times \text{Annual Operation}$$

$$\text{Annual Cost Savings} = (\text{Annual Water Savings}) \text{ x } (\text{Water Rate} + \text{Sewer Rate})$$

Annual Water Heating Savings:

$$\text{Existing Annual Htg. Usage (Therms)} = \frac{(\text{Existing Annual Gallons} \times \%\ \text{heated}) \times (\text{Hot Water Temp. (°F)} - \text{City Water Temp}) \times 8.34\,\frac{BTU}{°F}}{(Htg.Eff) \times 100{,}000\,\frac{BTU}{Therm}}$$

$$\text{Proposed Annual Htg. Usage (Therms)} = \frac{(\text{Proposed Annual Gallons} \times \%\ \text{heated}) \times (\text{Hot Water Temp.} - \text{City Water Temp}) \times 8.34\,\frac{BTU}{°F}}{(Htg.Eff) \times 100{,}000\,\frac{BTU}{Therm}}$$

OR

$$\text{Existing Annual Htg. Usage (kW)} = \frac{(\text{Existing Annual Gallons} \times \%\ \text{heated}) \times (\text{Hot Water Temp.} - \text{City Water Temp}) \times 8.34\,\frac{BTU}{°F}}{(Htg.Eff) \times 3412.14\,\frac{BTU}{kW}}$$

$$\text{Proposed Annual Htg. Usage (kW)} = \frac{(\text{Proposed Annual Gallons} \times \%\ \text{heated}) \times (\text{Hot Water Temp.} - \text{City Water Temp}) \times 8.34\,\frac{BTU}{°F}}{(Htg.Eff) \times 3412.14\,\frac{BTU}{kW}}$$

$$\text{Hot Water Energy Savings (Therms or kWh)} = \text{Existing Htg. Usage} - \text{Proposed Htg. Usage}$$

$$\text{Hot Water Energy Cost Savings} = \text{Hot Water Energy Savings} \times \text{Utility Rate}$$

c) **Computation of Savings**

The original water audit/scope of work will be modified utilizing the measurements reflected in the sampling plan. The measurements will replace assumed values within the original document. These actual values will supersede the estimated values currently represented in the spreadsheet and be considered “as-built” conditions. The “as-built” spreadsheet (measured) will be compared to the audit spreadsheet (proposed) and used to calculate Actual Savings. The savings model will be updated one-time post-installation with verified data. During the performance period, operational verification will occur, but savings will not be recalculated.

d) **Presentation of Savings**

Guaranteed energy savings are summarized in Exhibit E “Energy and Operational Savings,”

The energy conservation measure described herein will result in the following effect on energy usage, including any associated heating or cooling energy:

Total Annual Guaranteed kWh Energy Use Savings: 23,336 kWh

Total Annual Guaranteed Energy Therm Savings: 1077 Therms

Total Annual Guaranteed Water Savings: 1,649 kGal

PACT
PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT E.1.04
Operational Savings

1.0 Agreed Upon Parameters:

The following are mutually agreed upon parameters are hereby stipulated for the purposes of this Agreement as fact and will not be measured, monitored or adjusted.

a) Applicability: This part of the performance guarantee applies to the stipulated Operational Savings realized by the Customer as a result of direct cost avoidance.

b) Existing Condition: As per the calculations set forth below, Trane and the Customer based direct cost avoidance Operational Savings calculation on extensive survey and analysis. The Customer and Trane collaboratively agreed upon its methods, figures, assumptions and results throughout the calculation process.

2.0 Operational Savings from Replacement of HVAC, Emergency Generators & Lighting Systems:

Operational Savings are agreed upon by the Customer and Trane based on the scope of Trane's Services and the predicted resulting reduction in operational replacement and repair costs to the Customer. The collaborative analysis included the calculated replacement costs, material/commodity savings (including scheduled replacement parts), outside service contract cost savings, lifecycle cost savings, and capital cost avoidance savings. The following table summarizes the analysis and resulting annual Operational Savings.

Table 1 – Detailed Operational Savings (Annual)

ECM# and ECM Description	A – Direct Operational Savings	B- Lifecycle Cost Avoidance	C - Capital Cost Avoidance	Total Year 1 Operational Savings
ECM-01A and 01B - Interior and Exterior LED Lighting	$20,609 (3% escalation per year)	N/A	N/A	$20,609
ECM-04 PSC/Jail Chiller Plant Tie-In	$15,100 (3% escalation per year)	$184,559 (no escalation)	N/A	$199,659
ECM-05A Cumming Library A/C Replacement	N/A	$107,740 (no escalation)	N/A	$107,740
ECM-06 Jail Chiller Plant Emergency Generator and ATS	N/A	N/A	$46,230.00 (no escalation)	$46,230
ECM-07A PSC New Generator and MTS	N/A	N/A	$38,694.00 (no escalation)	$38,694
Year One Totals				**$412,932**

A – Direct Operational Savings - Reduction or elimination of existing service contracts, repair costs, repair materials and/or repair labor expenditures

B – Lifecycle Cost Avoidance – Reduced repair and replacement costs due to installation of HVAC systems with longer service lifetimes and lower maintenance costs.

C - Capital Cost Avoidance – Avoided capital replacement cost as a result of new equipment installed in the project.

Lifecycle Cost Avoidance

ECM-04 PSC/Jail Chiller Plant Tie-In:
The PSC has two 225-ton air cooled chillers which were installed in 2006. The chillers require replacement immediately. In addition, air-cooled chillers will require future replacement every 12 years at $1,900 per ton. Replacing the PSC chillers by connecting and expanding the Jail/PSC water-cooled as planned provides a calculated lifecycle savings of $3,725,936 or $149,037 per year over the next 25 years.

In addition to the reduced replacement cost of the new water-cooled chillers, there is elimination of the milestone maintenance of the existing air-cooled chillers required for coil and compressor replacement. The reduced milestone maintenance cost is $24,357 per year and totals $888,038 over the 25-year service life of the new water-cooled chiller. This represents a $35,522 annual lifecycle cost savings.

The total Lifecycle Cost Avoidance savings for ECM-04 is $184,559 per year.

ECM-05A Cumming Library A/C Replacement - Unlike the existing systems at Cummings Library, the proposed chilled water system has a service lifetime of at least 25 years. The removal of 24 DX split system air conditioning system removes a substantial annual maintenance and repair liability to the County in the amount of $10,000 per year. The approach to this project reduces major risk elements to the County by providing proper cooling capacity, improves dehumidification control, and avoids future maintenance and replacement costs that are required with the existing split system a/c design. Replacing the Cummings Library split-system a/c units with a chilled water system provides a calculated lifecycle savings of $2,693,503 or $107,740 per year over the next 25 years (the useful life of the equipment).

The total Lifecycle Cost Avoidance savings for ECM-05A is $107,740 per year.

Capital Cost Avoidance

ECM-06 Jail Chiller Plant Emergency Generator and ATS: The cost of the generator installation for the Jail chiller plant (ECM 6) is $693,450. The annual avoided capital cost of the generator for the Jail chiller plant over the 15-year project term is $84,924 per year.

ECM-07B PSC Generator and MTS: The cost of the generator installation for the PSC (ECM 7B) is $580,414. The annual avoided capital cost for the PSC generator installation over the 15-year project term is $38,694 per year.

The total capital cost avoidance for the generator projects is $84,924 per year.

Direct Operational Savings

ECM-01A Interior LED Lighting Retrofit and ECM-01B Parking Lot Lighting Retrofit

The lighting material savings is calculated from the number of existing lighting fixtures that are replaced with longer-life LED light sources. The lighting material savings is $20,609 per year.

Table 2 – Calculation of Operational Savings

Martin County Energy and Operational Savings Project - 25 Year Lifecycle Cost Analysis

LIFECYCLE COST SAVINGS

Jail/PSC Chiller Plant Tie-In

PSC Air Cooled Chiller Replacement Cost

Replace PSC Air Cooled Chillers		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	**25 Year Totals**
	Equipment	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
PSC Chillers	225 ton chillers	$ 855,000											$1,183,520												$1,687,416		$3,725,936
Inflation Rate	3%																										
Assumptions:	Replace every 12 years																										
	Installation Cost $1,900/ton																										

PSC Chiller Milestone/Repair Savings	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	**25 Year Totals**
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	$24,357	$ 25,088	$ 25,840	$ 26,616	$ 27,414	$ 28,236	$ 29,084	$ 29,956	$ 30,855	$ 31,780	$ 32,734	$ 33,716	$ 34,727	$ 35,769	$ 36,842	$ 37,947	$ 39,086	$ 40,258	$ 41,466	$ 42,710	$ 43,991	$ 45,311	$ 46,671	$ 48,071	$ 49,513	$888,038

PSC Chiller Plant Lifecycle Cost Savings Summary

Chiller Replacement Cost	$3,725,936
Milestone/Repair Savings	$888,038
Total PSC Air Cooled Chiller Lifecycle Cost	**$ 4,613,975**
Annual PSC Lifecycle Cost Savings	**$ 184,559**

Cummings Library A/C Replacement

Cummings Library A/C Replacement Cost

Replace DX Split Systems		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	**25 Year Totals**
	Equipment	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Cummings	DX Split Systems	$ 650,000											$899,752												$1,282,831		$2,832,583
Inflation Rate	3%																										
Assumptions:	Replace 15 Air Handlers and 20 Condensing Units every 12 years																										
	Installation Cost: $650,000																										

Replace 80 ton Air Cooled Chiller		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	**25 Year Totals**
	Equipment	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Cummings	Air Cooled Chiller												-$207,635												-$296,038		-$503,673
Inflation Rate	3%																										
Assumptions:	Replace 15 Air Handlers and 20 Condensing Units every 12 years																										
	80-ton Air Cooled Chiller Replacement Cost: $150,000																										

Cummings Library Annual GSD RepairSavings	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	**25 Year Totals**
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	$10,000	$ 10,300	$ 10,609	$ 10,927	$ 11,255	$ 11,593	$ 11,941	$ 12,299	$ 12,668	$ 13,048	$ 13,439	$ 13,842	$ 14,258	$ 14,685	$ 15,126	$ 15,580	$ 16,047	$ 16,528	$ 17,024	$ 17,535	$ 18,061	$ 18,603	$ 19,161	$ 19,736	$ 20,328	$364,593

Cummings Library Lifecycle Cost Savings Summary

DX Split System Replacement Cost	$2,832,583
Chiller Replacement Cost	-$503,673
Service Savings	$364,593
Total Cummings Library Lifecycle Cost	**$ 2,693,503**
Annual Cummings Lifecycle Cost Savings	**$ 107,740**

CAPITAL COST AVOIDANCE

Generator Cost Avoidance

Jail Chiller Plant Emergency Generator Installation

Emergency generator installation cost	**$693,450**	
Assumptions: 15 project term		
Annual Cost Avoidance for Emergency Generator	**$46,230.00**	per year

PSC Emergency Generator Replacement

Emergency generator replacement cost	**$580,414**	
Assumptions: 15 Year Project Term		
Annual Cost Avoidance for Emergency Generator	**$38,694.27**	per year
Total Generator Cost Avoidance	**$84,924**	**per year**

OPERATIONAL SAVINGS

Lighting Replacement Savings

Calculated lamp and ballast replacement savings from long life LED light sources

Total Lighting Replacement Savings **$20,609** **per year**

Replaced HVAC Maintenance Agreement

Chiller Service Contractf for PSC Air-Cooled Chillers is Eliminated

Total Maintenance Agreement Savings **$15,100** **per year**

Grand Total Annual Non-Energy Savings: ***$412,932*** ***per year***

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Exhibit E.5, Trane Project No.:#PID
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PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT F
Hazardous Materials

Pursuant to Section 5.01 of the Agreement, the existence of the following Hazardous Materials has been disclosed by Customer and/or otherwise identified prior to the execution of the Agreement:

1. PCB-containing ballasts and mercury-containing lamps which shall be replaced by and disposed of by Trane and shall be disposed of in name of Customer as owner/generator of the Hazardous Material

2. Abatement of all asbestos containing materials is the sole responsibility of the Customer and asbestos containing materials shall be removed and disposed of by Customer in accordance with all Federal, State, and Local codes and ordinances prior to commencement of work by Trane under this project in accordance with this Article 5 of the Agreement. All asbestos abatement shall be contracted separately at the Customer's expense.

3. Lead paint, or any other material classified as hazardous or that requires special testing, handling, abatement and/or disposal that is not specifically addressed within Exhibit B and is the responsibility of the Customer.

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PACT
PERFORMANCE AGREEMENT FOR COMFORT FROM TRANE

EXHIBIT G
Performance Period Services

Trane will furnish the Performance Period Services described in this Exhibit G upon the terms and conditions contained herein. In the event of an inconsistency or conflict between the terms and conditions of this Exhibit G and the terms and conditions of the balance of this Agreement, the terms and conditions of this Exhibit G shall control.

1. Generally. Performance Period Services may include periodic measurement and verification of the Guarantee in accordance with Exhibit E and the sub-Exhibits thereto (the "M&V Services") and/or periodic maintenance of Customer's Premises, plant or equipment (the "Maintenance Services") in accordance with the provisions of this Exhibit G.

2. Scope of Performance Period Services

A. M&V Services
Trane shall provide the M&V Services with respect to the ECMs installed by Trane under the Agreement in accordance with the methods and procedures outlined in Exhibit E and the sub-Exhibits thereto. The M&V Services shall include the preparation and submittal by Trane of a Measurement and Verification (M&V) Report in accordance with Section 10 of Exhibit E.

B. Maintenance Services. In addition to the M&V Services, Trane shall provide the following Maintenance Services with respect to the Covered Equipment listed below: Trane Intelligent Services will implement comprehensive airside and chilled water side optimizations to enhance the energy efficiency of the HVAC systems. This includes deploying advanced control strategies and technologies to optimize airflow, comfort cooling, and chilled water plant operation. Trane will continuously monitor and track the performance of these optimizations, using data analytics to ensure they are operating at peak efficiency. Additionally, Trane will fine-tune the optimizations as needed to maintain and improve energy savings over time, ensuring the system consistently delivers optimal performance and energy efficiency.

The following "Covered Equipment" will be serviced

ECM#	Facility	Annual Cost (Year 1)	Service Description
4	PSC/Jail Chiller Plant	$14,500	HDWA 400 ton chiller - Annual inspection and three quarterly run inspections Cooling Tower – Annual tower inspection and cleaning and three quarterly run inspections
5	Cummings Library	$12,050	CGAM080 chiller – Annual inspection and condenser coil cleaning and three quarterly run inspections
8A	Blake Library	$4.405	Intelligent Services – Two semi-annual digital inspections and four quarterly IS consultations
8B	Admin Building	$4.405	Intelligent Services – Two semi-annual digital inspections and four quarterly IS consultations
8C	Courthouse/COB	$3,805	Intelligent Services – Two semi-annual digital inspections and four quarterly IS consultations

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3. Performance Period Services Price and Annual Adjustment. The Performance Period Services Price is set forth below as an annual amount that is subject to the annual adjustments provided for herein. Trane may invoice the Performance Period Services Price once each year, semi-annually, or quarterly and each such invoice shall be due in advance of performance of the Performance Period Services. Any invoice not paid within the time specified shall bear interest from 30 days after the due date at a rate of 1% interest per month on the unpaid balance. Trane may discontinue Performance Period Services whenever payment is overdue. Unless otherwise expressly agreed in writing, Customer shall pay, in addition to the stated Performance Period Services Price, all taxes not legally required to be paid by Trane or, alternatively, shall provide Trane with an acceptable, valid certificate of tax exemption. Customer shall pay all costs incurred by Trane in attempting to collect amounts due. Effective upon each annual anniversary of the Performance Period Services Commencement Date, the annual Performance Period Services Price shall be adjusted upward by the Annual Adjustment Rate; thereafter, upon each anniversary of the Performance Period Services Commencement Date, the Annual Adjustment Rate shall be applied to the annual Performance Period Services Price as previously adjusted.

First Year Maintenance Price	$39,165
First Year Measurement & Verification Price	$ 24,736
First Year Annual Performance Period Services Price Total	**$ 63,901**

Annual Energy Cost Escalation Factor	4.0%
Annual Operational Cost Escalation Factor	3.0%
Annual Service Program Cost Escalation Factor	4.0%

(*$0.00 tax is contingent upon Customer furnishing evidence to Trane of valid applicable exemption from sales/use or other applicable taxes.)

Term. Trane's obligations to furnish the Performance Period Services shall commence upon the Date of Final Completion as defined in Section 2.03 of this Agreement (the "Performance Period Services Commencement Date") and, unless this Agreement is terminated earlier, shall end upon expiration of the Guarantee Term set forth in Exhibit E. Customer may terminate the Performance Period Services to the extent permitted by law and following the expiration of the first Guarantee Year upon not less than sixty (60) days advance written notice to Trane. If Customer terminates the M&V Services prior to the expiration of the Guarantee Term, this Agreement (together with the Guarantee) shall be deemed terminated and of no further force and effect as of the expiration of the Guarantee Year immediately preceding the effective date of such termination. If the effective date of the termination of this Agreement by Customer occurs in the middle of any Guarantee Year, Customer shall pay Trane (or be entitled to a refund in the case of a prepayment) the proportionate share of the applicable Performance Period Services Price.

Exhibit G Additional Terms and Conditions

Performance. Trane shall perform the Performance Period Services described in the schedules included with this Exhibit G with respect to the listed Covered Equipment with reasonable promptness in a workmanlike manner in accordance with industry standards generally applicable in the area. Except as otherwise expressly stated, Performance Period Services will be performed during Trane's normal business hours and any after-hours services shall be billed separately according to then prevailing overtime or emergency labor rates. Trane's duty to perform Performance Period Services is subject to Events of Force Majeure, and contingent upon the ability to procure materials from the usual sources of supply. This Agreement presupposes that all major pieces of equipment are in proper operating condition as of the date hereof. Customer shall perform required restoration at its cost prior to Trane being obligated to perform hereunder. Performance Period Services furnished is premised on the Covered Equipment being in a maintainable condition. If initial or seasonal startup is included in the Performance Period Services, or an inspection by Trane prior to commencement of the Performance Period Services, indicates repairs are required, Customer shall authorize Trane to perform such repairs pursuant to a quote for the repairs provided by Trane. During the Term, Trane 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 Trane and shall in no event 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 providing service on Covered Equipment. Trane reserves the right to remove such items at its discretion.

Customer Obligations. Throughout the Term, Customer shall:

a. Provide Trane reasonable and safe access to all Covered Equipment;
b. Follow manufacturer recommendations concerning teardown and internal inspection, major overhaul, restoration, or refurbishing of the Equipment; unless expressly stated in the Scope of Services statement, Trane is not performing any manufacturer recommended teardown and internal inspection, major overhaul, restoration, or refurbishing of the equipment; Trane shall not be responsible to perform any subsequent repairs to the Equipment necessitated by Customer's failure to follow such manufacturer recommendations;
c. Reimburse Trane for services, repairs, and/or replacements performed by Trane beyond the scope of Performance Period Services or otherwise excluded hereunder. Such reimbursement shall be at the then prevailing overtime/holiday rates for labor and prices for materials and may at Trane's option be subject to a separate written agreement prior to its undertaking such work;
d. Promptly notify Trane of any unusual performance of Covered Equipment;
e. Permit only Trane personnel to repair or adjust Covered Equipment and/or controls during the Term;
f. Utilize qualified personnel to properly operate the Covered Equipment in accordance with the applicable operating manuals and recommended procedures; and
g. Unless water treatment is expressly included in the Performance Period Services, provide professional cooling tower water treatment in accordance with any reasonable recommendations provided by Trane.

Exclusions. Unless expressly included in "Scope of Services" or "Equipment Coverage," the services to be provided by Trane do not include, and Trane shall not be liable for, any of the following:

a. Any guarantee of room conditions or system performance, except as expressly stated in Exhibit E to this Agreement;
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, ductwork; 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, mis adjustment or design deficiencies in other equipment or systems;

c. 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, improper operation, unauthorized alteration of Equipment, accident, negligence of Customer or others, damage due to freezing weather, calamity or malicious act.
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 Trane as part of this Agreement.
e. Furnishing any items of equipment, material, or labor, 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 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 the Equipment or the opening and closing of valves, dampers or regulators normally installed to protect the 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 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 recommended guidelines concerning overhaul and refurbishing of the 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 and/or fungi.
n. Replacement of refrigerant is excluded, unless replacement of refrigerant is expressly stated as included within the scope of Trane's Services, in which case, replacements shall in no event exceed ten percent (10%) of the rated system charge per year unless a greater percentage is expressly included within the scope of Services. Customer shall be responsible for the cost of any additional replacement refrigerant.
o. Operation of the equipment; and
p. 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 Trane.

Performance Period Services Warranties. (a) Trane manufactured material supplied is warranted be free from defect in material and manufacture for a period of twelve months from date of start-up or replacement and Trane's obligation under this warranty is limited to repairing or replacing the defective part at its option; (b) labor is warranted (to have been properly performed) for a period of 90 days from completion and Trane's obligation under this warranty is limited to correcting any improperly performed labor; and (c) non-Trane equipment and/or parts are not warranted by Trane and shall have such warranties as are extended to Trane by the respective manufacturer. **THE WARRANTY AND LIABILITY SET FORTH IN THIS SECTION ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR**

USE OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL TRANE BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL (INCLUDING WITHOUT LIMITATION LOST PROFITS), OR PUNITIVE DAMAGES. NO REPRESENTATION OR WARRANTY OF MERCHANTABILITY OR FITNESS OF PURPOSE IS MADE REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF, OF MOLD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR ANY OTHER CONTAMINATES. TRANE SPECIFICALLY DISCLAIMS ANY LIABILITY IF THE SCOPE OF SERVICES OR ANY COMPONENT THEREOF IS USED TO PREVENT OR INHIBIT THE GROWTH OF SUCH MATERIALS.

INITIALED BY: ____Customer ____Trane
Exhibit G (01222019) Trane Project No.: _____