

HOW TO USE TRANE US, INC.'S SUBCONTRACTORS:

Trane US, Inc. is a technology-based solutions provider of turn-key Integrated Security System Installations & Services (not including work/systems covered under the NYS Fire Alarm Security Systems Installer License). Trane utilizes and manages the support of professional, licensed subcontractors to provide additional services outside our core businesses to create and sustain safe, comfortable and efficient environments for our clients. These additional services may vary and may include, but not be limited to the following subcontracting services:

- Electrical contractors to install, modify, extend existing and/or furnish electrical equipment/material for electrical systems including, but not limited to, raceway, fiber optic & copper cabling, line voltage supply, control wiring, trenching, exterior lighting poles, perimeter fence & barriers, delta barriers, duct banks, ATS panels, UPS's, lighting, etc.
- Mechanical contractors to install, modify, extend existing and/or furnish mechanical equipment/material for mechanical systems.
- Energy engineering and engineering design services
- General contracting including but not limited to carpentry, rentals
- Refrigeration services
- Locksmiths to assist in the installation, modification, retro-fit of electrified, mechanical and finished door hardware.
- Communications cabling specialists to install, modify, and implement network system solutions, services, support and the installation of fiber and blown fiber backbone.
- Landscaping contractors to curb and prune overgrown landscaping causing obstruction to camera surveillance views and points of security access.
- Sprinkler contractors to install, modify, extend existing and/or furnish equipment/material for the installation and maintenance of sprinkler systems including, but not limited to, head end control panels, sprinkler piping raceway and sprinkler peripheral devices, etc. for wet and dry systems.

Trane is permitted under the Security Systems & Solutions procurement contract (Group 77201, Trane Contract PT68523) to utilize subcontracting services as defined above. Trane will consult with authorized users to ensure the utilization of qualified subcontractors is of best value, and to ensure the highest quality and best services when providing a turn-key solution. Trane will act as the Prime Contractor and be the single point of contact for the authorized user. Trane will take full ownership of work including the warranty provisions as set forth in the contract. Trane will ensure all work, including that of the subcontractor, is managed to a successful completion in accordance with the scope.

When consideration is made by Trane to utilize a subcontractor, three bids will be solicited for review. The list of the subcontractors will include a basic scope of work, years in business and regions where work is performed. Trane will offer these services at a fee not to exceed **cost plus 25%** of the subcontractors invoice. Subcontractors will provide services on a fixed price/lump sum basis, and will be required to meet current prevailing wage mandates for their respective trade.

Trane will demonstrate the cost of these services by submitting the original subcontractors' quote to the authorized user for review prior to the commencement of work. When applying for payment, Trane will issue an invoice that clearly notes all fees and a copy of the subcontractors' invoice will also be attached.

The noted fees include direct expenses to manage the subcontractor including, but not limited to:

- Expectation and development of work scope
- Management of contractor milestones.
- Procurement of subcontractor services including walkthrough's as necessary.
- Management of applicable project documentation and processes including: certified payroll, schedule of values, progress billing, work quality, shop drawings, submittals, as-built drawings, etc.
- Coordination process of project activity between trades.
- Periodic field review of work progress to ensure compliance of scope
- Inspection and testing of completed work.
- Periodic safety audits

Service:

The following rates apply when Time and Material Service is required:

All labor shall be charged as per Regional rates posted in contract.

All replacement of "On Contract Parts" shall be charged as per current NYS Contract posted rate.

List of Subcontractors		
Name of Company	Scope of Work	Regions
Davis Ulmer Sprinkler Co., Inc. 7633 Edgecomb Drive Liverpool, NY 13088	sprinkler system maintenance	Statewide
Secure System, Inc. 1800 Bloomsbury Ave. Ocean, NJ 07712	wireless paging system maintenance	Statewide
Northeastern Air Quality 730 Third Street Albany, NY 12206	Air and Water Balancing, Fume Hood Certification	Statewide

DL Flow Tech, Inc 2421 Route 52 Hopewell Junction, NY 12533	Air Balancing	Statewide
CS Arch 40 Beaver Street Albany, NY 12207-1511	Architecture/Engineering	Statewide
RTS Building Envelope, LLC 853 Eastport Centre Drive Valparaiso, IN 46383	Carpentry	Statewide
Costanzi Crane 600 Sawkill Road Kingston, NY 12401	Crane Rentals	Statewide
John M. Mullins Rigging & Hauling 1 Pine Street Green Island, NY 12183	Crane Rigging & Heavy Hauling, Operating Engineers	Statewide
TAI Services Inc 2121 Newmarket Parkway, Suite 114 Marietta, GA 30067	Eddy Current Testing	Statewide
Martin Electric 2 Cooper Avenue Rensselaer, NY 12144	Electrician	Statewide
Northern Instrumentation PO Box 57 Gansevoort, NY 12831	Electrician	Statewide
Retro-Tech Systems, Inc 853 Eastport Centre Drive Valparaiso, IN 46383	Electrician	Statewide
Sausto Contracting, Inc 2 Cove Road Rhinebeck, NY 12572	Electrician	Statewide
CT Male 50 Century Hill Drive Latham, NY 12110	Energy Services, MEP Design Engineering	Statewide

Clough Harbour & Associates III Winners Circle, PO Box 5269 Albany, NY 12205-0269	Engineering Design Services	Statewide
Ashley Mechanical 27 Emerick Street Kingston, NY 12401	Mechanical Contractor	Statewide
Burnichi Piping Inc AKA BPI Services Inc 95 Hudson River Road Waterford, NY 12188	Mechanical Contractor	Statewide
Colonie Mechanical 17 Railroad Avenue Albany, NY 12205	Mechanical Contractor	Statewide
Campito Plumbing & Heating 3 Hemlock Street Latham, NY 12110	Mechanical Contractor	Statewide
Friedman Fisher Associates 22 Aviation Road Albany, NY 12205	Mechanical, Electrical, Plumbing & Fire Protection	Statewide
RTS Water Solutions LLC 9240 NW 63 rd St, Suite6 Parkville, MA 64152	Plumbing	Statewide
DiGesare Mechanical Inc 3434 Carman Road Schenectady, NY 12303	Plumbing & HVAC	Statewide
Fellenzer Engineering 22 Mulberry Street Middletown, NY 10940	Professional Engineer	Statewide
Safety Kleen 17 Green Mountain Drive Cohoes, NY 12047	Refrigerant	Statewide
Hudson Technology 29 Holt Drive Stony Point, NY 10980	Refrigerant & Refrigerant Side Services	Statewide

O'Connell Electric Company, Inc. 830 Phillips Road Victor, NY 14564	Electrical Contractors	Statewide
Flex Electrical Constructors Inc 2431 3 rd Avenue Watervliet, NY 12189	Electrical	Statewide
T&J Electrical Associates 636 2 nd Avenue Troy, NY 12182	Electrical	Statewide
T. McElligott, Inc 589 River Street Troy, NY 12180	Mechanical & Plumbing	Statewide
Patricia Electric 407 Brown Avenue Syracuse, NY 13208	Electrical	Statewide
Brownell Electric Corp. 126 East Road Fort Edward, NY 12828	Electrical	Statewide
MW Controls LLC 1717 S. Old Post Road Castleton, NY 12033	Electrical installation/HVAC controls	Statewide
J&R Electric, Inc 15685 County Route 91 Pierrepoint Manor, NY 13674	Electrical Contractor	Statewide
Guth DeConzo Consulting Engineers, PC 5 Pine West Plaza, Suite 503 Albany, NY 12205	Energy & Mechanical Engineering	Statewide
Airgas Refrigerants, Inc 5211 Industrial Court SE Smyrna, GA 30080	Onsite Refrigerant Services	Statewide
Engler Electric PO Box 1745 609 Columbia Street Utica, NY 13503	Electrical	Statewide

Schuler-Haas Electric 250 Mt Hope Ave Rochester, NY 14620	Electrical	Statewide
Monroe Piping & Sheet Metal LLC 68 Humboldt Street Rochester, NY 14609	Mechanical	Statewide
O'Connell Electric Company, Inc 830 Phillips Road Victor, NY 14564	Electrical	Statewide
HMI Mechanical Systems Inc 345 Route 14 South Lyons, NY 14489	Mechanical	Statewide
Hewitt Young Electric LLC 645 Maple Street Rochester, NY 14611	Electrical	Statewide
M/E Engineering PC 150 North Chestnut Street Rochester, NY 14604	Engineering	Statewide
Clark Patterson Lee 205 St. Paul Street Rochester, NY 14604	Architecture & Engineering	Statewide
Watchdog Building Partners 3445 Winton Place, Suite 235 Rochester, NY 14623	Construction Management	Statewide
Crosby-Brownlie, Inc 100 Nassau Street Rochester, NY 14605	Mechanical	Statewide
Dutchess Overhead Doors, Inc. 40 Arlington Ave. Poughkeepsie, NY 12603	Overhead Doors	Statewide
Red Hawk Fire & Security 313 Ushers Road, Suite 5 Ballston Lake, NY 12019	Fire & Security	Statewide

Peak Power Systems Inc 99 Sprague Avenue Middletown, NY	Generator Sales, Service Rentals	Statewide
King & King Mechanical Inc. 16 Fairway Drive Auburn, NY 13021	Mechanical Contractor	Statewide
Kaplan Schmidt Electric 50 Saginaw Drive Rochester, NY	Electrical Contractor	Statewide
J&E Electric 2116 Ellis Drive Auburn, NY 13021	Electrical Contractor	Statewide
Energy Management Technologies, LLC 405 Front Street Schenectady, NY 12305	Electrical Contractor	Statewide
Gerster Sales & Service, Inc. 45 Earhart Drive, Suite 103 Buffalo, NY 14221	Mechanical, Trane Authorized Service	Region 9
Gross Electric, Inc. 27 Silver Circle Queensbury, NY 12804	Electrical Contractor	Statewide
Rozell Industries, Inc. 129 Park Road Queensbury, NY 12804	General Contractor	Statewide
Bouille Electric, Inc. 154 East 5 th Street Elmira, NY 14901	Electrical Contractor	Statewide
Frey & Campbell, Inc. 187 Lake Street/PO Box 219 Hammondsport, NY 14840	Mechanical Contractor	Statewide
Air Flow Tech, Inc. JMK Electrical & Mechanical; A Division of Air Flow Tech, Inc.	Mechanical & Electrical Contractor	Statewide
Water Wise of America 75 Bermar Park Suite 5	Water Treatment	Statewide

Rochester, NY 14624		
Hyde Stone Mechanical Contractors Inc. 22962 Murrock Circle Watertown, NY 13601	Mechanical Contractor	Statewide
G.W. Martin Inc. 27 Oregon Street Rochester, NY 14605	Steamfitter	Statewide
Eastern Industrial Services of NY Inc. 860 B South Second Street Ronkonkoma, NY 11779	Mechanical Contractor	Statewide
Siemens Industry, Inc. 50 Orville Drive Bohemia, NY 11716	Automation Specialist	Statewide
Tristan Contracting Corp. 21 E. Pulaski Road Huntington Station, NY 11746	Insulation Contractor	Statewide
Sachem Electrical Contracting Inc. 32 Midland Blvd Lake Ronkonkoma, NY 11779	Electrical Contractor	Statewide
Aleta Industries Inc. 242 Eagle Street Brooklyn, NY 11222	Sheet Metal Contractor	Statewide
ATC Mechanical Corp 24 Keswick Lane Plainview, NY 11803	Mechanical Contractor	Statewide
Able Rigging Contractors, Inc. 1050 Grand Blvd, 2nd Floor Deer Park, NY 11729	Rigging Contractor	Statewide
All City Testing & Balancing Corp. 2876 Milburn Avenue Baldwin, NY 11510	Testing & Balancing Contractor	Statewide
Gateway Insulation, Inc. 141 Merritts Road Farmingdale, NY 11738	Insulation Contractor	Statewide
L.F.G Rigging, Inc 94 Cocoanut Street Brentwood, NY 11717	Rigging Contractor	Statewide
Infinity Mechanical, Inc. 58 Old Stewart Ave.,	Mechanical Contractor	Statewide

Garden City Park, NY 11040		
Multi-Phase Electrical Services Inc. 15 Oak Street Norwood, NJ 07648	Electrical Contractor	Statewide
LJC Dismantling Corp. 415 Meacham Ave. Elmont, NY 11003	Demolition Contractor	Statewide
Stone Industrial Insulations Inc. 6 Garden Lane Le Roy, NY 14482	Insulation Contractor	Statewide
Accurate Acoustical, Inc. 793 Canning Parkway Victor, NY 14564	Acoustical Contractor	Statewide
Indoor Air Technologies, Inc. 33 West Main Street Victor, NY 14546	Acoustical Contractor and Duct Cleaning	Statewide
Buckpitt And Co., Inc. 88 University Ave Rochester, NY 14605	Combustion Equipment Service	Statewide
Twin Forks Insulation Inc. Box 568 Wading River, New York 11792	Mechanical/Plumbing Insulation	Statewide
Bech Air Corp. 15 Buckingham Drive Holbrook, NY 11741	Sheet Metal Contractor	Statewide
Tri-State Nondestructive Testing Inc. 5379 ArthurKill Road Staten Island, NY 10307	Testing Contractor	Statewide
Gotham Refining Chemical Corp. 2374 48th Street Astoria, NY 11103	Water Treatment Contractor	Statewide
Ice Builders Inc. 4628 Crossroads Park Drive Liverpool, NY 13088	Mechanical Contractor	Statewide
Davis Mechanical Services, Inc. 6689 Old Collamer Road East Syracuse, NY 13057	Mechanical Contractor	Statewide
First Class Aire, LLC 495 W. Parishville Rd.	Mechanical Contractor	Statewide

Potsdam, NY 13676		
Four C-Aire, Inc 335 Pumkin Hill Rd Potsdam, NY 13676	Mechanical Contractor	Statewide
S & L Electric Inc 5313 State Hwy 56 Colton NY 13625	Electrical Contractor	Statewide
Technical Building Services, Inc 12E Commerce Drive Ballston Spa, NY 12020	Controls Contractor	Statewide
Weydman Electric, Inc 747 Young Street Tonawanda, NY 14150	Electrical Contractor	Statewide
Air Flow Tech., Inc 120 Ferris Street, PO Box 145 Elmira, NY 14902	Mechanical & Electrical Contractor	Statewide
Coler Natural Insulation 1194 Scandia Drive Webster, NY 14580	Insulation Contractor	Statewide
J&K Plumbing and Heating Co., Inc. 24 Thorp St. Binghamton, NY 13905	Mechanical Contractor	Statewide
Suburban Electric 225 E Bank St. Albion, NY 14411	Electrical Contractor	Statewide
Billitier Electric Inc. 737 Atlantic Ave. Rochester, NY 14609	Electrical Contractor	Statewide
Boulter Industrial Contractors Inc. PO Box 976 Webster, NY 14580	Rigging Contractor	Statewide
Klug Crane 2552 Freshour Rd. Canandaigua, NY 14424	Rigging Contractor	Statewide
Landry Mechanical Contractors 168 Flint Hill Rd. LeRoy, NY 14482	Mechanical Contractor	Statewide
C.P. Ward Inc. PO Box 900 Scottsville, NY 14546	General Contractor	Statewide
NCC Systems Inc. 6738 State Highway 56 Potsdam, NY 13676	Fire Alarm System Maintenance	Statewide
OCS Chemical Engineering LLC PO Box 608 Putnam Valley, NY 10579	Water Treatment Contractor	Statewide

EMCOR Services Tri-Tech 4 Airport Park Blvd. Latham, NY 12119	HVAC & Security Systems Contractor	Statewide
MTU OnSite Energy 100 Power Drive Mankato, MN 56001	Energy Services	Statewide
Sempronius Electric, Inc. 6769 Case Road Moravia, NY 13118	Electrical Contractor	Statewide
Marz Mechanical Corp. PO Box 429 Shirley, NY 11967	Mechanical Contractor	Statewide
Tri County Refrigeration Inc. 126 W Beecher Hill Rd. Owego, NY 13827	Mechanical Contractor	Statewide
Kyle R. Lawrence Electric Inc. 101 Hyde Parkway Palmyra, NY 14522	Electrical Contractor	Statewide
Postler & Jaeckle Corp. 615 South Ave. Rochester, NY 14620	Mechanical Contractor	Statewide
Matco Electric Corp. 3913 Gates Rd. Vestal, NY 13850	Electrical Contractor	Statewide