

# Building Services Capabilities

Equipment maintenance, upgrades, and optimization to give you peace of mind



## APPROACH

Our goal is to deliver the outcomes that matter most to you—from more comfortable indoor environments to energy efficient operations. We take a consultative approach to understand your unique business objectives, gather data and information to make informed recommendations, and support you from implementation to validation.

## SERVICE & SOLUTIONS

Our capabilities include commercial systems, energy services & solutions, contracting, controls/building automation, rentals and service.



### BUILDING SERVICES

Help reduce operating costs and extend the life of your equipment with planned, reliable, preventative and proactive scheduled maintenance and repair by Damuth's factory-trained technicians.

- Service Agreements
  - Connected Mechanical Service Agreements
- Extended Warranty
- Quoted Repair Product



### DIGITAL SERVICES

Leverage your data and our team's analytics to create simple dashboards that can help you to understand the performance of your building and its assets. Dashboards can help to find opportunities for increasing efficiency, decreasing energy use, and increasing productivity through system optimization.

- Connected Building Service Agreements
- Intelligent Services Agreements



### INTELLIGENT SERVICES

Harness the power of data and domain expertise to optimize your building management and maintenance with real-time data collection, analytics, and consulting services.



### ENERGY & DECARBONIZATION SERVICES

We use deep expertise and a data-driven approach to support your business and sustainability goals. Through partnership, we work to understand how energy impacts your unique situation, and we optimize energy use with strategies to manage energy storage, consumption, and overall network efficiency to provide validated outcomes.



### RENTAL SERVICES

24/7/365 local service, engineering expertise and an expansive fleet of rental products. Promptly provides temporary, scalable HVAC and power from standard applications to complex solutions.

Water Cooled Chillers, Air-Cooled Chillers, Temporary Power, Cooling Towers, Packaged A/C Units, Air Handlers, Portable A/C Units



### IAQ SERVICES

Today there are more ways than ever to assess and manage Indoor Air Quality (IAQ), while keeping your goals for cost and sustainability in sight. Damuth Trane offers a variety of services, innovative technologies, and proven solutions for measuring and monitoring IAQ. We can help you align with air quality guidelines and recommendations set by the CDC, EPA, and ASHRAE.



### PREDICTIVE SERVICES

This suite of services provides a crystal ball so you can see when a component may fail or where you're losing energy. Tests we offer include:

- Thermography
- Alignment
- Ultrasonic
- Vibration Analysis
- Current Testing
- Pressure Calibration
- Humidity Analysis



### RETROFIT/TURN-KEY SOLUTIONS

Our team can help your facility grow or run more efficiently. Projects we can partner with you on include:

- HVAC Build-outs
- Energy Assessment
- Retro-Commissioning
- Benchmarking
- Restorations, Modernizations & Improvements
- Performance Contracting



### R'NEWAL SERVICE PROGRAM

Inspection & upgrade services to restore a unit's mechanical system to like-new reliability and performance. Applicable items are backed with short-term and available optional long-term parts and labor warranties.



### ENGINEERED SYSTEMS

- Comprehensive Chilled Water Systems
- Comprehensive Chiller- Heater Systems
- CoolSense® Integrated Outdoor Systems
- Intelligent Variable Air Systems
- Thermal Battery™ Systems
- Variable Refrigerant Flow (VRF) Systems
- Zoned Rooftop Systems



## BUILDING SERVICES OVERVIEW

No matter what business you're in, proper operation and maintenance of your building systems and the ability to plan for the future can positively impact a company's productivity and bottom line.

To keep your buildings running reliably and efficiently throughout their life cycle, we offer a range of services unmatched by any other company, including maintenance and repair, energy services, contingency and emergency planning, and continual technological improvements.

### Operate, Maintain & Repair

Keep your building operable, comfortable and energy efficient. Our building services help optimize performance by connecting building and machine data to deliver the knowledge and power you need to manage your building on your schedule and maintain your budget.

### Upgrade & Modernize

The requirements of your building are changing at a speed faster than ever before. At Damuth Trane, we can help you with everything from turnkey building upgrades and retrofits to ensuring you are operating on the most up to date control system with minimal disruption to your daily operation. We are well-versed in regulations and rebates to help you achieve your goals.

### Optimize

We have the experience and insights to help you reach your goals. On the forefront of what's next, our flexible approach allows our experts to easily evolve their solutions as both your needs and the times change. We align and design our solutions around the most important performance outcomes: yours.

## Start Up

A new HVAC system has a lot of technology to get into sync and make sure it's set-up properly. Without proper start up, some of the benefits of your new system, like enhanced energy efficiency, may be lost. It's important to make the most of every kilowatt.

- Start Up means optimal performance: Before you hit the official "on" button during commissioning, our technicians will take the time to make sure every point and sensor is communicating properly.
- We'll bring the expertise: On-site techs have instant mobile access to virtual and live support from a network of Trane experts.
- You'll know what's possible: Like anything mechanical, an HVAC system generally performs at its best when everything is brand new. During Start Up, we'll take baseline measurements so we'll know what the system is capable of. This sets the gold standard for performance.

### Have you ever wanted more support beyond your initial start up?

It's important to see how the system functions within the actual environment. Little adjustments can make a big difference in comfort and energy use. Getting a strong start is the key to a long and satisfying system life. We offer Extended Start Up to provide on-site support for twelve full months.

## SERVICE AGREEMENTS

### We'll handle it all

Research shows that regular maintenance can reduce downtime by 35-45 percent\* and reduce unexpected breakdowns by 70-75 percent.\* HVAC systems are complex. Regulations regarding emissions, proper refrigerant handling and leak reporting can be confusing. Why not leave it all to us? We offer service agreements for any type of HVAC system. We can customize a service approach that's based on *your* equipment needs and business priorities. Let's make a plan that extends system life, reduces wear that can drive up energy costs and ensures proper refrigerant management and documentation. When you partner with Damuth Trane, you get the best team in the area. Our team includes technicians, engineers, account representatives and project managers; many with over 20 years of experience in the industry. So you're guaranteed to receive quality service every time, in every building.



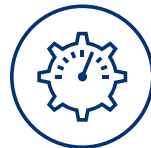
### Scheduled Agreement

- Preventative OEM service keeps your systems running at original performance specifications.



### Select Agreement

- Scheduled Agreement benefits plus specific parts and labor coverage for maintainable equipment.



### Connected Mechanical Service

- Know and manage the performance of individual pieces of equipment.
- Direct equipment digital connectivity enables remote access.



### Connected Building Service

- View data-driven system performance and utility management touchpoints in logical formats.
- See it all and maintain two-way communication with your Damuth Trane account team via Trane Connect™.



### Intelligent Services

- Consult with your Damuth Trane team to align your building to your organization strategy.

## Protection for the life of your investment

Trane offers the added protection of the Extended Service Warranty program. Packaged with a Damuth Trane service agreement, this program provides inspections, maintenance, and repair services that are backed by a factory-issued Extended Warranty.