

AGR22-917-A1

AMENDMENT NO. 1
INCORPORATED COUNTY OF LOS ALAMOS
SERVICES AGREEMENT NO. 22-917

This **AMENDMENT NO. 1** is entered into by and between the **Incorporated County of Los Alamos**, an incorporated county of the State of New Mexico ("County"), and **Trane US, Inc.**, a Delaware corporation ("Contractor"), to be effective for all purposes December 31, 2023.

WHEREAS, County and Contractor entered into Agreement No. AGR22-917 for Heating, Ventilation and Air Conditioning (HVAC) repair, maintenance and monitoring; and

WHEREAS, as permitted by the Agreement, Section A(1)(l), County wishes to amend the Agreement to add a facility, the Mesa Public Library, and adjust annual compensation beginning December 8, 2023, to December 7, 2024, by an additional \$6,747.28; and

WHEREAS, the total annual compensation for all County properties serviced by this Agreement shall thereafter be subject to the same 5% annual escalator increase as agreed in the original Agreement.

NOW, THEREFORE, for good and valuable consideration, County and Contractor agree as follows:

Delete Exhibit A Compensation Rate Schedule and replace it with the attached revised Exhibit A Compensation Rate Schedule to reflect the addition of Mesa Public Library.

Except as expressly modified by this Amendment, the terms and conditions of the Agreement remain unchanged and in effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 1 on the date(s) set forth opposite the signatures of their authorized representatives to be effective for all purposes on the date first written above.

ATTEST

Naomi D. Maestas

NAOMI D. MAESTAS
COUNTY CLERK



INCORPORATED COUNTY OF LOS ALAMOS

BY: *Steven Lynne*

12/29/2023

STEVEN LYNNE
COUNTY MANAGER

DATE

Approved as to form:

Thomas Wyman for

J. ALVIN LEAPHART
COUNTY ATTORNEY

TRANE US., A DELAWARE CORPORATION

BY: *Karen Campbell*

1/4/2024

KAREN CAMPBELL
SR. CONTRACT MANAGER

Date



LOS ALAMOS COUNTY, NM
NAOMI D. MAESTAS COUNTY CLERK
LACF24-0608 Pages: 3
01/04/2024 12:50:11 PM
Allison Collins

Exhibit A
Compensation Rate Schedule
AGR22-917

1. Repair Services as identified pursuant to County's issuance of Task Orders, as needed:
 - a. **The following are the per hour billable service rates by Contractor for year one (1) of the Agreement:**

Services Agreement Hourly Rates Per Hour	Regular	Overtime	Double Time
Building Automation Controls Services	\$160.00	\$240.00	\$320.00

These hourly rates shall be adjusted for subsequent years of the Agreement at a rate equal to the U.S. Bureau of Labor Statistics Consumer Price Index (CPI) for "Services" in the West Region, for the 12-month period ending December 31 of the previous year.

The West Region CPI may be obtained at the following web address:

https://www.bls.gov/regions/west/news-release/consumerpriceindex_west.htm

- b. **Hourly Rates Per Hour is defined as follows:**
 - (1) "Regular" hourly work is defined as between 8:00 am to 5:00 pm, Monday through Friday.
 - (2) "Overtime" is defined as the following hours:
 - (a) 12:00 am Monday thru 8:00 am Monday
 - (b) 5:00 pm Monday through 8:00 am Tuesday
 - (c) 5:00 pm Tuesday through 8:00 am Wednesday
 - (d) 5:00 pm Wednesday through 8:00 am Thursday
 - (e) 5:00 pm Thursday through 8:00 am Friday
 - (f) 5:00 pm Friday through 11:59 pm Saturday.
 - (3) "Double time" is defined as Sunday and recognized federal holidays from 12:00 am to 11:59 pm.
 - c. All parts for Repair and Maintenance Services shall be billed on an as-needed basis at, and supported by, actual invoice price without markup.
 - d. Repair & Maintenance Services shall not exceed ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00) over the Term of the Agreement.

2. Building Automation Services:

a. The following are the agreed upon annual fee amounts for the Building Automation Services listed in Section A of the Agreement.

For Years	Period	No. of Quarters	Amount per Quarter	Total Annual Amount
1	December 8, 2021-December 7, 2022	4	\$18,697.05	\$74,788.18
2	December 8, 2022-December 7, 2023	4	\$19,631.90	\$78,527.59
3	December 8, 2023-December 7, 2024	4	\$22,300.31	\$89,201.25
4	December 8, 2024-December 7, 2025	4	\$23,415.33	\$93,661.31
5	December 8, 2025-December 7, 2026	4	\$24,586.10	\$98,344.38
6	December 8, 2026-December 7, 2027	4	\$25,815.40	\$103,261.60
7	December 8, 2027-December 7, 2028	4	\$27,106.17	\$108,424.67
	Building Automation Services Total Not To Exceed Amount			\$646,208.98*

*Total is for Building Automation Services and does not include Repair and Maintenance Services to be incurred only at the need and written authorization of County.