



Transforming Facilities to Build a Better Tomorrow

**Comprehensive programs to improve performance, increase resilience,
and unlock long-term value for your organization.**

Trane delivers end-to-end building and infrastructure programs trusted across industries to produce measurable, high-impact results. Backed by decades of accredited industry experience, we help customers achieve reliable, validated outcomes through innovative and proven approaches.



Our approach is collaborative by design

Delivering Measurable Results for Your Buildings and Beyond

From decarbonization and HVAC modernization to renewable energy and flexible funding, we help you cut emissions, reduce operating costs, and build resilience in ways that work for your budget and your organization.

Our approach starts with listening. By understanding your goals, challenges, and constraints, we align energy, sustainability, technology, funding, and regulatory expertise into tailored solutions that support your long-term success from strategy through execution.

Accredited. Proven. Trusted.

- ✓ NAESCO Energy Services Provider
- ✓ U.S. Department of Energy Qualified Energy Service Company
- ✓ Canadian Federal Building Initiative Qualified Bidder

Integrated Solutions

As a full-service solutions provider, Trane helps organizations improve community wellbeing, accelerate environmental progress, strengthen operational resilience, and elevate the performance of your buildings.



High Efficiency HVAC & Decarbonization

Lower costs, cut emissions, and support sustainability goals through electrification, renewable integration, demand management upgrades.



Strategic Planning & Advisory Support

Clarify priorities, streamline decision-making, and reduce risk with expert guidance on regulatory requirements, procurement, and utility or grid-related opportunities.



Modernization & Infrastructure Improvements

Enhance reliability, help reduce operating cost, and extend asset life with comprehensive building upgrades, HVAC optimization and retrofits, and electrification strategies.



Building Automation, AI Optimization, & Intelligent Services

Get real-time visibility and actionable insights with smart controls, connected and AI-enabled services, and automated building management.



Indoor Air Quality

Support occupant wellbeing and productivity through solutions that help improve indoor air quality and comfort across all building spaces.



Renewable, Resilient, & Distributed Energy Solutions

Strengthen energy independence and operational resilience with renewable integration, onsite generation, microgrid capabilities, and energy storage solutions.



Funding & Incentives Guidance

Accelerate modernization while protecting budgets through performance-based contracting, incentives, tax and utility incentives, and flexible financing pathways.



Community, Workforce, & Educational Collaborations

Create meaningful impact through community engagement, workforce development, and STEM education initiatives aligned with your mission.

What This Means for Your Organization

Financial Stability & Predictable Operating Costs

- ✓ **More control** over long-term expenses
- ✓ **Protection** from energy volatility
- ✓ **Capital unlocked** to reinvest in core priorities

Greater Resilience & Reduced Risk

- ✓ **Fewer disruptions** in day-to-day operations
- ✓ **Higher reliability** across critical buildings and infrastructure
- ✓ **Reduced vulnerability** to aging assets and grid instability

Clear Progress Toward Sustainability Commitments

- ✓ **Achievable strategies** to help meet emissions reduction and environmental goals
- ✓ **Stronger alignment** with regulatory and stakeholder expectations
- ✓ **More credible** reporting

Strengthened Brand, Community, & Stakeholder Impact

- ✓ **Expanded local engagement** and education opportunities
- ✓ **Pathways that build** future workforce capability and capacity
- ✓ **Enhanced reputation** and visible leadership in community stewardship

More Informed, Confident Strategic Decisions

- ✓ **Clearer prioritization** of capital and operational initiatives
- ✓ **Stronger** long-term planning
- ✓ **Reduced uncertainty** in complex regulatory or financial landscapes



With over \$190 billion spent annually on energy and nearly half of buildings constructed before 1980, commercial infrastructure represents both a major operational cost and a significant opportunity for modernization.¹

¹ U.S. Department of Energy; U.S. Energy Information Administration

Collaboration in Action

See how a university and a manufacturer turned challenges into measurable impact.



Northern Illinois University

Higher Ed

Amid rising energy costs, aging facilities, and increasing pressure to deliver a future-focused student experience, Northern Illinois University needed a financially feasible way to advance its Sustainability and Climate Action Plan and modernize more than 50 campus buildings. Through a comprehensive, campus-wide program, NIU strengthened efficiency, improved resilience, and enhanced the overall campus environment.

FINANCIAL IMPACT

\$78M in projected 20-year savings;
zero upfront capital

SUSTAINABILITY IMPACT

26% expected energy
reduction

EXPERIENCE

High student and community engagement
through capstones, internships, and events

DELIVERED THROUGH

A budget-neutral program integrating renewable energy solutions and campus-wide infrastructure upgrades



EnerSys

Manufacturing

With a bold commitment to achieving Scope 1 carbon neutrality by 2040 and \$20M allocated to get there, EnerSys needed an experienced provider who could identify the highest impact opportunities across a complex, multi-site portfolio — and deliver a credible roadmap to long-term electrification. Through a comprehensive, portfolio-wide program, Trane delivered a clear path to reduce fossil fuel use, enhance efficiency, and accelerate long-term electrification.

FINANCIAL IMPACT

\$250K in annual energy savings from
the first phase, plus added
value from utility incentives

SUSTAINABILITY IMPACT

1,900+ mtCO₂e annual emissions
reduction; multi-site roadmap
supports long-term electrification

EXPERIENCE

Improved production reliability, safety, and indoor
environmental quality across key manufacturing sites

DELIVERED THROUGH

**A multi-phase decarbonization and
electrification program** including automation
and controls upgrades, energy optimization, and
equipment modernization across U.S. facilities

Collaboration in Action

See how an office building turned challenges into measurable impact.



55 Water Street

Commercial Real Estate

Facing aging steam infrastructure, rising energy costs, and the mounting pressure of NYC Local Law 97, the leadership team at 55 Water Street needed a holistic, tenant-friendly path forward — one that could address the complexity of 3.8 million square feet without disrupting the people inside it. Leveraging more than a decade of collaboration, Trane supported a major transformation to reduce steam dependence, improve efficiency, and advance long-term electrification.

FINANCIAL IMPACT

Avoided approx. **\$1.2M**

in annual LL97 penalties; reduced energy intensity by nearly 20%; unlocked ~\$14M in utility rebates and tax credits

SUSTAINABILITY IMPACT

Reduced steam usage by roughly **70%**

significantly cutting fossil fuel reliance and supporting long-term regulatory requirements

EXPERIENCE

Hands-on staff training, enhanced tenant comfort and reliability, with minimal disruption during upgrades

DELIVERED THROUGH

A first-of-its-kind comprehensive electrification and modernization program featuring centrifugal and modular chillers, a water-source heat-pump-based heat-recovery system, and thermal energy storage

Our end-to-end capabilities simplify your journey, guiding you from planning through implementation and long-term optimization. With tailored solutions that modernize, optimize, and decarbonize your buildings, we help you align diverse needs into one clear path forward, driving measurable results for your mission, your facilities, and your future.

→ **Together, we can unlock your facilities' hidden potential and Build a Better Tomorrow.**



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