



Case No.: ____-____-EL-EEC

Mercantile Customer: Ohio Casualty – Liberty Mutual

Electric Utility: Duke Energy

**Program Title or
Description:** Chiller Tune-ups

Rule 4901:1-39-05(F), Ohio Administrative Code (O.A.C.), permits a mercantile customer to file, either individually or jointly with an electric utility, an application to commit the customer’s existing demand reduction, demand response, and energy efficiency programs for integration with the electric utility’s programs. The following application form is to be used by mercantile customers, either individually or jointly with their electric utility, to apply for commitment of such programs in accordance with the Commission’s pilot program established in Case No. [10-834-EL-POR](#)

Completed applications requesting the cash rebate reasonable arrangement option (Option 1) in lieu of an exemption from the electric utility’s energy efficiency and demand reduction (EEDR) rider will be automatically approved on the sixty-first calendar day after filing, unless the Commission, or an attorney examiner, suspends or denies the application prior to that time. Completed applications requesting the exemption from the EEDR rider (Option 2) will also qualify for the 60-day automatic approval so long as the exemption period does not exceed 24 months. Rider exemptions for periods of more than 24 months will be reviewed by the Commission Staff and are only approved up the issuance of a Commission order.

Complete a separate application for each customer program. Projects undertaken by a customer as a single program at a single location or at various locations within the same service territory should be submitted together as a single program filing, when possible. Check all boxes that are applicable to your program. For each box checked, be sure to complete all subparts of the question, and provide all requested additional information. Submittal of incomplete applications may result in a suspension of the automatic approval process or denial of the application.

Any confidential or trade secret information may be submitted to Staff on disc or via email at ee-pdr@puc.state.oh.us.

Section 1: Mercantile Customer Information

Name: **Ohio Casualty-Liberty Mutual**

Principal address: **9450 Seward Rd Fairfield, Ohio 45014**

Address of facility for which this energy efficiency program applies:

9450 Seward Rd Fairfield, Ohio 45014

Name and telephone number for responses to questions:

Grady Reid Jr. 513-287-1038

Electricity use by the customer (check the box(es) that apply):

- The customer uses more than seven hundred thousand kilowatt hours per year at the above facility. (See Attachment 1 - Appendix 1)**
- The customer is part of a national account involving multiple facilities in one or more states. (Please attach documentation.)

Section 2: Application Information

A) The customer is filing this application (choose which applies):

- Individually, without electric utility participation.
- Jointly with the electric utility.**

B) The electric utility is: **Duke Energy**

C) The customer is offering to commit (check any that apply):

- Energy savings from the customer's energy efficiency program. (Complete Sections 3, 5, 6, and 7.)
- Capacity savings from the customer's demand response/demand reduction program. (Complete Sections 4, 5, 6, and 7.)
- Both the energy savings and the capacity savings from the customer's energy efficiency program. (Complete all sections of the Application.)**

Section 3: Energy Efficiency Programs

A) The customer's energy efficiency program involves (check those that apply):

- Early replacement of fully functioning equipment with new equipment. (Provide the date on which the customer replaced fully functioning equipment, and the date on which the customer would have replaced such equipment if it had not been replaced early. Please include a brief explanation for how the customer determined this future replacement date (or, if not known, please explain why this is not known)).
- Installation of new equipment to replace equipment that needed to be replaced. The customer installed new equipment on the following date(s): _____.
- Installation of new equipment for new construction or facility expansion. The customer installed new equipment on the following date(s): _____.
- Behavioral or operational improvement.**

B) Energy savings achieved/to be achieved by the energy efficiency program:

- 1) If you checked the box indicating that the project involves the early replacement of fully functioning equipment replaced with new equipment, then calculate the annual savings [(kWh used by the original equipment) - (kWh used by new equipment) = (kWh per year saved)]. Please attach your calculations and record the results below:

Annual savings: _____kWh

- 2) If you checked the box indicating that the customer installed new equipment to replace equipment that needed to be replaced, then calculate the annual savings [(kWh used by less efficient new equipment) - (kWh used by the higher efficiency new equipment) = (kWh per year saved)]. Please attach your calculations and record the results below:

Annual savings: _____kWh

Please describe any less efficient new equipment that was rejected in favor of the more efficient new equipment.

- 3) If you checked the box indicating that the project involves equipment for new construction or facility expansion, then calculate the annual savings [(kWh used by less efficient new equipment) - (kWh used by higher efficiency new equipment) = (kWh per year saved)]. Please attach your calculations and record the results below:

Annual savings: _____kWh

Please describe the less efficient new equipment that was rejected in favor of the more efficient new equipment.

- 4) If you checked the box indicating that the project involves behavioral or operational improvements, provide a description of how the annual savings were determined. **Chiller tune-ups - preventative maintenance performed resulting in energy savings.**
-

Section 4: Demand Reduction/Demand Response Programs

- A) The customer's program involves (check the one that applies):
- Coincident peak-demand savings from the customer's energy efficiency program.
 - Actual peak-demand reduction. (Attach a description and documentation of the peak-demand reduction.)
 - Potential peak-demand reduction (check the one that applies):
 - The customer's peak-demand reduction program meets the requirements to be counted as a capacity resource under a tariff of a regional transmission organization (RTO) approved by the Federal Energy Regulatory Commission.
 - The customer's peak-demand reduction program meets the requirements to be counted as a capacity resource under a program that is equivalent to an RTO program, which has been approved by the Public Utilities Commission of Ohio.
- B) On what date did the customer initiate its demand reduction program?
Feb 2008, Feb 2009, Feb 2010 and Mar 2011
- C) What is the peak demand reduction achieved or capable of being achieved (show calculations through which this was determined):

132 KW (Attachment 1 - Appendix 2)

Section 5: Request for Cash Rebate Reasonable Arrangement (Option 1) or Exemption from Rider (Option 2)

Under this section, check the box that applies and fill in all blanks relating to that choice.

Note: If Option 2 is selected, the application will not qualify for the 60-day automatic approval. All applications, however, will be considered on a timely basis by the Commission.

A) The customer is applying for:

Option 1: A cash rebate reasonable arrangement.

OR

Option 2: An exemption from the energy efficiency cost recovery mechanism implemented by the electric utility.

OR

Commitment payment

B) The value of the option that the customer is seeking is:

Option 1: A cash rebate reasonable arrangement, which is the lesser of (show both amounts):

A cash rebate of **\$7,377.60 (Attachment 1 - Appendix 3)**. (Rebate shall not exceed 50% project cost. Attach documentation showing the methodology used to determine the cash rebate value and calculations showing how this payment amount was determined.)

Option 2: An exemption from payment of the electric utility's energy efficiency/peak demand reduction rider.

An exemption from payment of the electric utility's energy efficiency/peak demand reduction rider for _____ months (not to exceed 24 months). (Attach calculations showing how this time period was determined.)

OR

A commitment payment valued at no more than \$_____. (Attach documentation and

calculations showing how this payment amount was determined.)

OR

- Ongoing exemption from payment of the electric utility's energy efficiency/peak demand reduction rider for an initial period of 24 months because this program is part of the customer's ongoing efficiency program. (Attach documentation that establishes the ongoing nature of the program.) In order to continue the exemption beyond the initial 24 month period, the customer will need to provide a future application establishing additional energy savings and the continuance of the organization's energy efficiency program.)

Section 6: Cost Effectiveness

The program is cost effective because it has a benefit/cost ratio greater than 1 using the (choose which applies):

- Total Resource Cost (TRC) Test. The calculated TRC value is: _____
(Continue to Subsection 1, then skip Subsection 2)
- **Utility Cost Test (UCT). The calculated UCT value is:
2.21 (Attachment 1 - Appendix 4) (Skip to
Subsection 2.)**

Subsection 1: TRC Test Used (please fill in all blanks).

The TRC value of the program is calculated by dividing the value of our avoided supply costs (generation capacity, energy, and any transmission or distribution) by the sum of our program overhead and installation costs and any incremental measure costs paid by either the customer or the electric utility.

The electric utility's avoided supply costs were _____.

Our program costs were _____.

The incremental measure costs were _____.

Subsection 2: UCT Used (please fill in all blanks).

We calculated the UCT value of our program by dividing the value of our avoided supply costs (capacity and energy) by the costs to our electric utility (including administrative costs and incentives paid or rider exemption costs) to obtain our commitment.

Our avoided supply costs were **\$46,200 Attachment 1 - Appendix 5**

The utility's program costs were **\$8,044 Attachment 1 - Appendix 6**

The utility's incentive costs/rebate costs were **\$7,377.60 Attachment 1 - Appendix 3.**

Section 7: Additional Information

Please attach the following supporting documentation to this application:

Narrative description of the program including, but not limited to, make, model, and year of any installed and replaced equipment.

A copy of the formal declaration or agreement that commits the program or measure to the electric utility, including:

- 1) any confidentiality requirements associated with the agreement;
- 2) a description of any consequences of noncompliance with the terms of the commitment;
- 3) a description of coordination requirements between the customer and the electric utility with regard to peak demand reduction;
- 4) permission by the customer to the electric utility and Commission staff and consultants to measure and verify energy savings and/or peak-demand reductions resulting from your program; and,
- 5) a commitment by the customer to provide an annual report on your energy savings and electric utility peak-demand reductions achieved.

A description of all methodologies, protocols, and practices used or proposed to be used in measuring and verifying program results. Additionally, identify and explain all deviations from any program measurement and verification guidelines that may be published by the Commission.



**Public Utilities
Commission**

**Application to Commit Energy
Efficiency/Peak Demand
Reduction Programs
(Mercantile Customers Only)**

Case No.: ____-____-EL-EEC

State of _____:

_____, Affiant, being duly sworn according to law, deposes and says that:

1. I am the duly authorized representative of:

[insert customer or EDU company name and any applicable name(s) doing business as]

2. I have personally examined all the information contained in the foregoing application, including any exhibits and attachments. Based upon my examination and inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete.

Signature of Affiant & Title

Sworn and subscribed before me this _____ day of _____, _____Month/Year

Signature of official administering oath

Print Name and Title

My commission expires on _____



DUKE ENERGY CORPORATION
Mercantile Self Direct Program
139 East Fourth Street
Cincinnati, OH 45202
513 629 5572 fax

February 1, 2012

Mr. Jeff Becker
Ohio Casualty/Liberty Mutual
9450 Seward Rd
Fairfield, Ohio 45014

Subject: Your Application for a Duke Energy Mercantile Self-Direct Rebate

Dear Mr. Becker:

Thank you for your Duke Energy Mercantile Self Direct rebate application. As noted in the Energy Conservation Measure (ECM) chart on page two, a total rebate of \$7377.60 has been proposed for your chiller tune-up projects completed in the 2008, 2009, 2010 and 2011 calendar years. All Self Direct Rebates are contingent upon approval by the Public Utilities Commission of Ohio (PUCO).

At your earliest convenience, please indicate if you accept this rebate by

- providing your signature on page two
- completing the PUCO-required affidavit on page three.

Please return the documents to my attention via fax at 513-629-5572 or e-mail to SelfDirect@Duke-Energy.com. Upon receipt, Duke Energy will submit the necessary documentation to PUCO. Following PUCO's approval, Duke Energy will remit payment.

At Duke Energy, we value your business and look forward to working with you on this and future energy efficiency projects. We hope you will consider our Smart \$aver® incentives, when applicable. Please contact me if you have any questions.

Sincerely,

Grady Reid, Jr
Product Manager
Mercantile Self Direct Rebates

cc: Mike Harp, Duke Energy
Rob Jung, WECC
Tom Imhoff, Trane

Please indicate your response to this rebate offer within 30 days of receipt.

Rebate is accepted. Rebate is declined.

By accepting this rebate, Ohio Casualty/Liberty Mutual affirms its intention to commit and integrate the energy efficiency projects listed on the following pages into Duke Energy's peak demand reduction, demand response and/or energy efficiency programs.

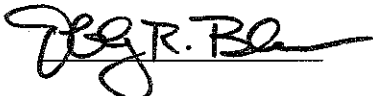
Additionally, Ohio Casualty/Liberty Mutual also agrees to serve as joint applicant in any future filings necessary to secure approval of this arrangement as required by PUCO and to comply with any information and reporting requirements imposed by rule or as part of that approval.

Finally, Ohio Casualty/Liberty Mutual affirms that all application information submitted to Duke Energy pursuant to this rebate offer is true and accurate. Information in question would include, but not be limited to, project scope, equipment specifications, equipment operational details, project costs, project completion dates, and the quantity of energy conservation measures installed.

If rebate is accepted, will you use the monies to fund future energy efficiency and/or demand reduction projects?

YES NO

If rebate is declined, please indicate reason (optional):



Customer Signature

Jeffrey R. Becker

Printed Name

2/6/12

Date

Proposed Rebate Amounts

Measure ID	Energy Conservation Measure (ECM)	Proposed Rebate Amount
ECM-1	Water Cooled Chiller Tune Up – Year 2008	\$1812.75
ECM-2	Water Cooled Chiller Tune Up – Year 2009	\$1889.70
ECM-3	Water Cooled Chiller Tune Up – Year 2010	\$1788.60
ECM-4	Water Cooled Chiller Tune Up – Year 2011	\$1886.55
Total		\$7377.60

Ohio | Public Utilities Commission

Application to Commit Energy Efficiency/Peak Demand Reduction Programs (Mercantile Customers Only)

Case No.: ____ - ____ -EL-EEC

State of Ohio _____ :

Jeffrey R. Becker, Affiant, being duly sworn according to law, deposes and says that:

1. I am the duly authorized representative of:

Ohio Casualty / Liberty Mutual

[insert customer or EDU company name and any applicable name(s) doing business as]

2. I have personally examined all the information contained in the foregoing application, including any exhibits and attachments. Based upon my examination and inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete.

3. I am aware of fines and penalties which may be imposed under Ohio Revised Code Sections 2921.11, 2921.31, 4903.02, 4903.03, and 4903.99 for submitting false information.

Jeffrey R. Becker Facility Manager
Signature of Affiant & Title

Sworn and subscribed before me this 6th day of February,
2012 Month/Year

Caroline A. Lawson
Signature of official administering oath

Caroline A. Lawson, Notary
Print Name and Title

My commission expires on _____

CAROLINE A. LAWSON
Notary Public, State of Ohio
My Commission Expires Jan. 31, 2016

Attachment 1 – Ohio Casualty/Liberty Mutual

Appendix 1 – Electric History

55800868 02		DS01
OHIO CASUALTY INS CO		
9450 SEWARD RD		
FAIRFIELD, OH 45014		
Date	Days	Actual KWH
11/17/2011	29	386,372
10/19/2011	29	492,579
9/20/2011	32	601,565
8/19/2011	29	576,437
7/21/2011	30	594,203
6/21/2011	32	611,701
5/20/2011	30	491,630
4/20/2011	29	432,244
3/22/2011	29	407,069
2/21/2011	31	430,302
1/21/2011	32	427,435
12/20/2010	33	462,423
Total		5,913,960

Appendix 2 – Annual kWh losses and annual KW losses

Measure	Annual kWh Gross with losses	Upload Amount	TOTAL Annual kWh losses	KW Per Measure	Total KW Savings
Water Cooled Chiller Tune Up	64.46	6600	425436	0.02	132

Appendix 3 – Cash Rebate

Measure	Amount
Water Cooled Chiller Tune Up	\$7,377.60

Appendix 4 – Utility Cost Test

Measure	UCT
Water Cooled Chiller Tune Up	2.21

Appendix 5 – Avoided Supply Costs

Measure	T&D	Production	Capacity	Quantity	Total Avoided Costs
Water Cooled Chiller Tune Up	\$1	\$4	\$2	6600	\$46,200

Appendix 6 – Utility Program Costs

Measure	Qty	Admin Costs	Total Costs
Water Cooled Chiller Tune Up	6600	1.2188	\$8,044

MERCANTILE SELF DIRECT Ohio Chiller Tune-up Service Application

Questions? Call 1-866-380-9580 or visit www.duke-energy.com.

Email the complete, signed application with all required documents to SelfDirect@duke-energy.com or fax to 513-419-5572.

Is this application: **NEW** (original) or **REVISED** (changes made to original application)

Building Type – Required (check one)		
<input type="checkbox"/> Data Centers	<input type="checkbox"/> Full Service Restaurant	<input checked="" type="checkbox"/> Office
<input type="checkbox"/> Education/K-12	<input type="checkbox"/> Healthcare	<input type="checkbox"/> Public Assembly
<input type="checkbox"/> Education Other	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Order/Safety
<input type="checkbox"/> Elder Care/Nursing Home	<input type="checkbox"/> Lodging	<input type="checkbox"/> Religious Worship/Church
<input type="checkbox"/> Food Sales/Grocery	<input type="checkbox"/> Retail (Small Box)	<input type="checkbox"/> Service
<input type="checkbox"/> Fast Food Restaurant	<input type="checkbox"/> Retail (Big Box)	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Other:		
How did you hear about the program? (check one)		
<input type="checkbox"/> Duke Energy Representative	<input type="checkbox"/> Web Site	<input type="checkbox"/> Radio
<input checked="" type="checkbox"/> Contractor / Vendor	<input type="checkbox"/> Other _____	

Please check each box to indicate completion of the following program requirements:

<input checked="" type="checkbox"/> All sections of application	<input checked="" type="checkbox"/> Invoice with make, model number, quantity and equipment manufacturer	<input type="checkbox"/> Tax ID number for payee	<input type="checkbox"/> Customer/vendor agree to Terms and Conditions
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Customer Information					
Customer/Business	Ohio Casualty/Liberty Mutual	Contact	Jeff Becker		
Phone	(513) 603-2476	Account Number			
Street Address (Where incentive should be mailed)		9450 Seward Rd.			
City	Fairfield	State	Ohio	Zip Code	45014
Installation Street Address					
City		State		Zip Code	
E-mail Address	jeffrey.becker@grubb-ellis.com				

**Failure to provide the account number associated with the location where the installation took place will result in rejection of the application.*

Vendor Information					
Vendor	Trane	Contact	Tom Imhoff		
Phone	(513) 771-8884	Fax	(513) 772-7281		
Street Address		10300 Springfield Pike			
City	Cincinnati	State	OH	Zip Code	45215
E-mail Address	wimhoff@trane.com				

If Duke Energy has questions about this application, who should we contact? Customer Vendor

Payment Information		
Who should receive incentive payment?	<input checked="" type="checkbox"/> Customer	<input type="checkbox"/> Vendor (Customer must sign below)
I hereby authorize payment of incentive directly to the vendor:	Customer Signature (written signature)	
	Date	
Provide Tax ID Number for Payee	Customer Tax ID #	
	Vendor Tax ID #	

Terms and Conditions			
I have read and hereby agree to the Terms & Conditions and Program Requirements.			
Customer Signature		Vendor Signature	
Date	12/9/11	Date	
Title	Facility Manager	Title	

Incentives are subject to change and may be discontinued at the sole discretion of Duke Energy. Equipment must be installed and operable to be eligible for incentives. As Federal Energy Policy Law changes, equipment efficiency requirements are subject to change.

Air Cooled and Water Cooled Chiller Tune-ups						
Manufacturer and Model #	# of Units	Tons Per unit*	Total Project Cost	Current Service Date	Previous Service Date	Total Incentive
Trane CVHF055	1	550				
Trane CVHF055	1	550				
Trane CVHF055	1	550				

*Provide manufacturer's spec sheet documenting the size of the unit

To Calculate your tune-up incentive*	
A. Add up equipment capacity of all units serviced (in tons) and multiply by \$2/ton =	\$3,300.00
B. Cost of service = 3625.50 x 50% of total service cost =	1812.75
Total Incentive (lesser amount of row A or row B)=	1812.75

*Incentives cannot exceed 50% of total service invoice (external labor and equipment).

Service Requirements:

- This incentive is available only once per unit in a 12 month period.
- An individual chiller is considered one unit.
- Copy of paid invoice must be included with this application
- Self serviced (internal) labor should not be included as part of the total service cost. Only external labor will be considered as part of the total service invoice.
- Cooling service must include the following normal maintenance items (please check if completed):

<input type="checkbox"/> Air cooled condenser coil cleaning	<input checked="" type="checkbox"/> Compressor amp draw	<input checked="" type="checkbox"/> Low Pressure controls
<input type="checkbox"/> System Pressure check and adjust	<input type="checkbox"/> Supply motor amp draw	<input checked="" type="checkbox"/> High Pressure controls
<input checked="" type="checkbox"/> Filter inspect or replace	<input type="checkbox"/> Condenser fan(s) amp draw	<input checked="" type="checkbox"/> Crankcase heater operation
<input type="checkbox"/> Belt inspect or replace	<input checked="" type="checkbox"/> Liquid line temperature	<input checked="" type="checkbox"/> Water cooled chiller condenser tube cleaning
<input checked="" type="checkbox"/> Contactors condition	<input checked="" type="checkbox"/> Suction pressure & temperature	<input type="checkbox"/> Water cooled chiller evaporator tube cleaning
<input type="checkbox"/> Evaporator condition	<input checked="" type="checkbox"/> Oil level & pressure	

Incentive Eligibility

- Incentives are only available to customers on Duke Energy Ohio non-residential rate.
- Duke Energy Customers who purchase electric generation from an alternative supplier are eligible to participate.
- Incentive will not be paid until eligible equipment has been installed, is available to operate, and verification has been completed by Duke Energy staff as noted in the Term & Conditions stated below.
- Duke Energy reserves the right to revise incentive levels and/or qualifying efficiency levels at anytime.
- Customer may assign the incentive to the vendor who installed/supplied the equipment. The customer's signature is required in the appropriate places on this form to assign the incentive to the vendor. Customer agrees that such an action constitutes an irrevocable assignment of the incentive. This assigned incentive must reduce the purchase price paid for the equipment by an equivalent amount.
- Any equipment which, either separately or as part of a project, has or will receive an incentive from any other Duke Energy program
- In no case will Duke Energy pay an incentive above the actual cost of the service.
- Incentive recipient assumes all responsibilities for any tax consequences resulting from Duke Energy incentive payment.
- To qualify for Duke Energy incentives, applicants who provide their social security number as their federal tax identification number for tax purposes must sign and return the "Customer consent to release personal information" form ("Consent Form") along with the application. Incentive applications are processed by a 3rd party vendor. The 3rd party vendor is responsible for mailing the 1099 form at the end of the calendar year for tax filing. Duke Energy and the 3rd party vendor have signed a confidentiality agreement to protect your personal information. If your social security number is your federal tax ID number and you elect not to sign the Consent Form, please do not send Duke Energy the application, as you will not be qualified to participate in the incentive program.

Terms and Conditions

I certify that this premise is served by Duke Energy (or an affiliate of Duke Energy), that the information provided herein is accurate and complete, and that I have purchased and installed the high efficiency equipment (indicated herein) for the business facility listed herein and not for resale. Attached is an itemized invoice for the indicated installed equipment. I understand that the proposed incentive payment from Duke Energy is subject to change based on verification and Duke Energy approval. I agree to Duke Energy verification of both the sales transaction and equipment installation which may include a site inspection from a Duke Energy representative or Duke Energy agent. I understand that I am not allowed to receive more than one incentive from Duke Energy on any piece of equipment. I also understand that my participation in the program may be taxable and that my company is solely responsible for paying all such taxes. I hereby agree to indemnify, hold harmless and release Duke Energy and it's affiliates from any actions or claims in regards to the installation, operation and disposal of equipment (and related materials) covered herein including liability from an incidental or consequential damages. Duke Energy does not endorse any particular manufacturer, product or system design within these programs; does not expressly or implicitly warrant the performance of installed equipment (Contact your contractor for details regarding equipment warranties), and is not liable for any damage caused by the installation of the equipment or for any damage cause by the malfunction of the installed equipment.

Service Provider:
CINCINNATI - CLU
10300 Springfield Pike
Cincinnati OH 45215

Invoice Number
9384196
Document Date
2008-02-29

Bill To Customer:

Grubb & Ellis Management Services, Inc.
9450 Seward Road
Fairfield, OH 45014

Job Location:

Liberty Mutual – Fairfield
9450 Seward Road
Fairfield, OH 45014

Service Call ID: 08-1254723

Purchase Order: DAN WEBBER

SERVICE CALL DESCRIPTION: COMPREHENSIVE ANNUAL INSPECTION

Document Description: Performed comprehensive annual inspection and tune up on three (3) Trane centrifugal chillers, per the attached scope of work.

OTHER

<u>DATE</u>	<u>DESC/VENDOR</u>	<u>DESCRIPTION</u>	<u>PO NUMBER</u>	<u>QTY</u>	<u>RATE</u>	<u>AMOUNT DUE</u>
2008-02-16	Internal	M/N CVHF055 S/N L99C01093M		1.00	\$ 1208.40	\$ 1208.40
2008-02-16	Internal	M/N CVHF055 S/N L99C01094M		1.00	\$ 1208.40	\$ 1208.40
2008-02-16	Internal	M/N CVHF055 S/N L99C01100M		1.00	\$ 1208.40	\$ 1208.40
<i>OTHER TOTAL</i>				<i>3.00</i>		<i>\$3625.20</i>

SUBTOTAL (\$USD)	\$ 3625.20
TAX (\$USD)	\$ 0.00
GRAND TOTAL (\$USD)	\$ 3625.20

Comment 1: THANK YOU FOR CHOOSING TRANE,

Comment 2: QUESTIONS ABOUT YOUR INVOICE CALL TRANE BUILDING SERVICE @ 513.772.4555

Trane Centrifugal Chillers, Water-Cooled (CVHE/F Style Units)

Comprehensive Annual Inspection Service Electronic CTV-210

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with customer for operational problems and trends.

General Assembly

- Check and record refrigerant level.
- Inspect for leaks and report leak results.
 - The refrigerant should be correct before starting the leak check. To prevent unnecessary venting of refrigerant, EPA-recommended methods (e.g. hot water and/or electric blankets) must be used to pressurize the vessels.
- If these conditions cannot be met, the refrigerant must be removed and the vessel pressurized, using dry nitrogen and a trace gas. This additional procedure is outside the scope of this agreement.
- Repair minor leaks as required (e.g., valve packing, flare nuts).
- Remove condenser heads and brush clean the condenser tubes. Replace the condenser heads.
- Check vanes for free and smooth operation.
- Check mechanical linkages for wear.

Purge

- Check purge unit controls for proper operation.
- Check and clean purge drum as required.
- Clean the condenser coil.
- Clean strainers or replace filters as required.
- Check the purge compressor assembly for leaks as required.
- Check the purge unit for proper operation.

Controls and Safeties

- Verify all settings in the electronic control panel.
- Inspect the control panel for cleanliness.
- Inspect wiring and connections for tightness and signs for overheating and discoloration.
- Verify the operation of the vane control system:
- Verify the working condition of all indicator/alarm lights and LED/LCD displays.
- Verify the operation of the oil sump temperature control device.
- Test high condenser pressure safety device. Calibrate and record setting.
- Test low evaporator temperature safety device. Calibrate and record setting.
- Test low oil pressure safety device. Calibrate and record setting.
- Test high motor temperature safety device. Calibrate and record.
- Test operation of chilled water pump and condenser water pump starter auxiliary contacts.

Lubrication System

- Pull oil sample for spectroscopic analysis.
- Check oil for acid content and discoloration. Make recommendations to the customer based on the results of the test.
- Measure and record the oil pump voltage and amperage.
- Verify the operation of the oil heater. Measure amps and compare readings with the watt rating of the heater.
- Change the oil filter.
- Verify the oil level.

Motor and Starter

- Clean the starter and cabinet.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check condition of the contacts for wear and pitting.
- Check contactors for free and smooth operation.
- Check the mechanical linkages for wear, security, and clearances.
- Check tightness of the motor terminal connections.
- Meg the motor and record reading.
- Verify the operation of the electrical interlocks.



MERCANTILE SELF DIRECT Ohio Chiller Tune-up Service Application

Questions? Call 1-866-380-9580 or visit www.duke-energy.com.

Email the complete, signed application with all required documents to SelfDirect@duke-energy.com or fax to 513-419-5572.

Is this application: **NEW** (original) or **REVISED** (changes made to original application)

Building Type – Required (check one)		
<input type="checkbox"/> Data Centers	<input type="checkbox"/> Full Service Restaurant	<input checked="" type="checkbox"/> Office
<input type="checkbox"/> Education/K-12	<input type="checkbox"/> Healthcare	<input type="checkbox"/> Public Assembly
<input type="checkbox"/> Education Other	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Order/Safety
<input type="checkbox"/> Elder Care/Nursing Home	<input type="checkbox"/> Lodging	<input type="checkbox"/> Religious Worship/Church
<input type="checkbox"/> Food Sales/Grocery	<input type="checkbox"/> Retail (Small Box)	<input type="checkbox"/> Service
<input type="checkbox"/> Fast Food Restaurant	<input type="checkbox"/> Retail (Big Box)	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Other:		
How did you hear about the program? (check one)		
<input type="checkbox"/> Duke Energy Representative	<input type="checkbox"/> Web Site	<input type="checkbox"/> Radio
<input checked="" type="checkbox"/> Contractor / Vendor	<input type="checkbox"/> Other _____	

Please check each box to indicate completion of the following program requirements:

<input checked="" type="checkbox"/> All sections of application	<input checked="" type="checkbox"/> Invoice with make, model number, quantity and equipment manufacturer	<input type="checkbox"/> Tax ID number for payee	<input type="checkbox"/> Customer/vendor agree to Terms and Conditions
---	--	--	--

Customer Information					
Customer/Business	Ohio Casualty/Liberty Mutual	Contact	Jeff Becker		
Phone	(513) 603-2476	Account Number			
Street Address (Where incentive should be mailed)		9450 Seward Rd.			
City	Fairfield	State	Ohio	Zip Code	45014
Installation Street Address					
City		State		Zip Code	
E-mail Address	jeffrey.becker@grubb-ellis.com				

**Failure to provide the account number associated with the location where the installation took place will result in rejection of the application.*

Vendor Information					
Vendor	Trane	Contact	Tom Imhoff		
Phone	(513) 771-8884	Fax	(513) 772-7281		
Street Address		10300 Springfield Pike			
City	Cincinnati	State	OH	Zip Code	45215
E-mail Address	wimhoff@trane.com				

If Duke Energy has questions about this application, who should we contact? **Customer** **Vendor**

Payment Information		
Who should receive incentive payment?	<input checked="" type="checkbox"/> Customer	<input type="checkbox"/> Vendor (Customer must sign below)
I hereby authorize payment of incentive directly to the vendor:	Customer Signature (written signature)	
	Date	
Provide Tax ID Number for Payee	Customer Tax ID #	
	Vendor Tax ID #	

Terms and Conditions			
I have read and hereby agree to the Terms & Conditions and Program Requirements.			
Customer Signature		Vendor Signature	
Date	12/9/11	Date	
Title	Facility Manager	Title	

Incentives are subject to change and may be discontinued at the sole discretion of Duke Energy. Equipment must be installed and operable to be eligible for incentives. As Federal Energy Policy Law changes, equipment efficiency requirements are subject to change.

Air Cooled and Water Cooled Chiller Tune-ups						
Manufacturer and Model #	# of Units	Tons Per unit*	Total Project Cost	Current Service Date	Previous Service Date	Total Incentive
Trane CVHF055	1	550				
Trane CVHF055	1	550				
Trane CVHF055	1	550				

*Provide manufacturer's spec sheet documenting the size of the unit

To Calculate your tune-up incentive*:	
A. Add up equipment capacity of all units serviced (in tons) and multiply by \$2/ton =	\$3,300.00
B. Cost of service = \$3,779.40 x 50% of total service cost =	\$1,889.70
Total Incentive (lesser amount of row A or row B)=	\$1,889.70

*Incentives cannot exceed 50% of total service invoice (external labor and equipment).

Service Requirements:

1. This incentive is available only once per unit in a 12 month period.
2. An individual chiller is considered one unit.
3. Copy of paid invoice must be included with this application
4. Self serviced (internal) labor should not be included as part of the total service cost. Only external labor will be considered as part of the total service invoice.
5. Cooling service must include the following normal maintenance items (please check if completed):

<input type="checkbox"/> Air cooled condenser coil cleaning	<input checked="" type="checkbox"/> Compressor amp draw	<input checked="" type="checkbox"/> Low Pressure controls
<input type="checkbox"/> System Pressure check and adjust	<input type="checkbox"/> Supply motor amp draw	<input checked="" type="checkbox"/> High Pressure controls
<input checked="" type="checkbox"/> Filter inspect or replace	<input type="checkbox"/> Condenser fan(s) amp draw	<input checked="" type="checkbox"/> Crankcase heater operation
<input type="checkbox"/> Belt inspect or replace	<input checked="" type="checkbox"/> Liquid line temperature	<input checked="" type="checkbox"/> Water cooled chiller condenser tube cleaning
<input checked="" type="checkbox"/> Contactors condition	<input checked="" type="checkbox"/> Suction pressure & temperature	<input type="checkbox"/> Water cooled chiller evaporator tube cleaning
<input type="checkbox"/> Evaporator condition	<input checked="" type="checkbox"/> Oil level & pressure	

Incentive Eligibility

- Incentives are only available to customers on Duke Energy Ohio non-residential rate.
- Duke Energy Customers who purchase electric generation from an alternative supplier are eligible to participate.
- Incentive will not be paid until eligible equipment has been installed, is available to operate, and verification has been completed by Duke Energy staff as noted in the Term & Conditions stated below.
- Duke Energy reserves the right to revise incentive levels and/or qualifying efficiency levels at anytime.
- Customer may assign the incentive to the vendor who installed/supplied the equipment. The customer's signature is required in the appropriate places on this form to assign the incentive to the vendor. Customer agrees that such an action constitutes an irrevocable assignment of the incentive. This assigned incentive must reduce the purchase price paid for the equipment by an equivalent amount.
- Any equipment which, either separately or as part of a project, has or will receive an incentive from any other Duke Energy program
- In no case will Duke Energy pay an incentive above the actual cost of the service.
- Incentive recipient assumes all responsibilities for any tax consequences resulting from Duke Energy incentive payment.
- To qualify for Duke Energy incentives, applicants who provide their social security number as their federal tax identification number for tax purposes must sign and return the "Customer consent to release personal information" form ("Consent Form") along with the application. Incentive applications are processed by a 3rd party vendor. The 3rd party vendor is responsible for mailing the 1099 form at the end of the calendar year for tax filing. Duke Energy and the 3rd party vendor have signed a confidentiality agreement to protect your personal information. If your social security number is your federal tax ID number and you elect not to sign the Consent Form, please do not send Duke Energy the application, as you will not be qualified to participate in the incentive program.

Terms and Conditions

I certify that this premise is served by Duke Energy (or an affiliate of Duke Energy), that the information provided herein is accurate and complete, and that I have purchased and installed the high efficiency equipment (indicated herein) for the business facility listed herein and not for resale. Attached is an itemized invoice for the indicated installed equipment. I understand that the proposed incentive payment from Duke Energy is subject to change based on verification and Duke Energy approval. I agree to Duke Energy verification of both the sales transaction and equipment installation which may include a site inspection from a Duke Energy representative or Duke Energy agent. I understand that I am not allowed to receive more than one incentive from Duke Energy on any piece of equipment. I also understand that my participation in the program may be taxable and that my company is solely responsible for paying all such taxes. I hereby agree to indemnify, hold harmless and release Duke Energy and it's affiliates from any actions or claims in regards to the installation, operation and disposal of equipment (and related materials) covered herein including liability from an incidental or consequential damages. Duke Energy does not endorse any particular manufacturer, product or system design within these programs; does not expressly or implicitly warrant the performance of installed equipment (Contact your contractor for details regarding equipment warranties), and is not liable for any damage caused by the installation of the equipment or for any damage cause by the malfunction of the installed equipment.

Service Provider:
CINCINNATI - CLU
10300 Springfield Pike
Cincinnati OH 45215

Invoice Number
14952170
Document Date
2009-02-28

Bill To Customer:

Grubb & Ellis Management Services, Inc.
9450 Seward Road
Fairfield, OH 45014

Job Location:

Liberty Mutual -- Fairfield
9450 Seward Road
Fairfield, OH 45014

Service Call ID: 09-1653670

Purchase Order: DAN WEBBER

SERVICE CALL DESCRIPTION: COMPREHENSIVE ANNUAL INSPECTION

Document Description: Performed comprehensive annual inspection and tune up on three (3) Trane centrifugal chillers, per the attached scope of work.

OTHER

<u>DATE</u>	<u>DESC/VENDOR</u>	<u>DESCRIPTION</u>	<u>PO NUMBER</u>	<u>QTY</u>	<u>RATE</u>	<u>AMOUNT DUE</u>
2009-02-13	Internal	M/N CVHF055 S/N L99C01093M		1.00	\$ 1259.80	\$ 1259.80
2009-02-13	Internal	M/N CVHF055 S/N L99C01094M		1.00	\$ 1259.80	\$ 1259.80
2009-02-13	Internal	M/N CVHF055 S/N L99C01100M		1.00	\$ 1259.80	\$ 1259.80
<i>OTHER TOTAL</i>				<i>3.00</i>		<i>\$3779.40</i>

SUBTOTAL (\$USD)	\$ 3779.40
TAX (\$USD)	\$ 0.00
GRAND TOTAL (\$USD)	\$ 3779.40

Comment 1: THANK YOU FOR CHOOSING TRANE,

Comment 2: QUESTIONS ABOUT YOUR INVOICE CALL TRANE BUILDING SERVICE @ 513.772.4555

Trane Centrifugal Chillers, Water-Cooled (CVHE/F Style Units)

Comprehensive Annual Inspection Service Electronic CTV-210

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with customer for operational problems and trends.

General Assembly

- Check and record refrigerant level.
- Inspect for leaks and report leak results.
 - The refrigerant should be correct before starting the leak check. To prevent unnecessary venting of refrigerant, EPA-recommended methods (e.g. hot water and/or electric blankets) must be used to pressurize the vessels.
- If these conditions cannot be met, the refrigerant must be removed and the vessel pressurized, using dry nitrogen and a trace gas. This additional procedure is outside the scope of this agreement.
- Repair minor leaks as required (e.g., valve packing, flare nuts).
- Remove condenser heads and brush clean the condenser tubes. Replace the condenser heads.
- Check vanes for free and smooth operation.
- Check mechanical linkages for wear.

Purge

- Check purge unit controls for proper operation.
- Check and clean purge drum as required.
- Clean the condenser coil.
- Clean strainers or replace filters as required.
- Check the purge compressor assembly for leaks as required.
- Check the purge unit for proper operation.

Controls and Safeties

- Verify all settings in the electronic control panel.
- Inspect the control panel for cleanliness.
- Inspect wiring and connections for tightness and signs for overheating and discoloration.
- Verify the operation of the vane control system:
- Verify the working condition of all indicator/alarm lights and LED/LCD displays.
- Verify the operation of the oil sump temperature control device.
- Test high condenser pressure safety device. Calibrate and record setting.
- Test low evaporator temperature safety device. Calibrate and record setting.
- Test low oil pressure safety device. Calibrate and record setting.
- Test high motor temperature safety device. Calibrate and record.
- Test operation of chilled water pump and condenser water pump starter auxiliary contacts.

Lubrication System

- Pull oil sample for spectroscopic analysis.
- Check oil for acid content and discoloration. Make recommendations to the customer based on the results of the test.
- Measure and record the oil pump voltage and amperage.
- Verify the operation of the oil heater. Measure amps and compare readings with the watt rating of the heater.
- Change the oil filter.
- Verify the oil level.

Motor and Starter

- Clean the starter and cabinet.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check condition of the contacts for wear and pitting.
- Check contactors for free and smooth operation.
- Check the mechanical linkages for wear, security, and clearances.
- Check tightness of the motor terminal connections.
- Meg the motor and record reading.
- Verify the operation of the electrical interlocks.



MERCANTILE SELF DIRECT Ohio Chiller Tune-up Service Application

Questions? Call 1-866-380-9580 or visit www.duke-energy.com.

Email the complete, signed application with all required documents to SelfDirect@duke-energy.com or fax to 513-419-5572.

Is this application: **NEW** (original) or **REVISED** (changes made to original application)

Building Type – Required (check one)		
<input type="checkbox"/> Data Centers	<input type="checkbox"/> Full Service Restaurant	<input checked="" type="checkbox"/> Office
<input type="checkbox"/> Education/K-12	<input type="checkbox"/> Healthcare	<input type="checkbox"/> Public Assembly
<input type="checkbox"/> Education Other	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Order/Safety
<input type="checkbox"/> Elder Care/Nursing Home	<input type="checkbox"/> Lodging	<input type="checkbox"/> Religious Worship/Church
<input type="checkbox"/> Food Sales/Grocery	<input type="checkbox"/> Retail (Small Box)	<input type="checkbox"/> Service
<input type="checkbox"/> Fast Food Restaurant	<input type="checkbox"/> Retail (Big Box)	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Other:		
How did you hear about the program? (check one)		
<input type="checkbox"/> Duke Energy Representative	<input type="checkbox"/> Web Site	<input type="checkbox"/> Radio
<input checked="" type="checkbox"/> Contractor / Vendor	<input type="checkbox"/> Other _____	

Please check each box to indicate completion of the following program requirements:

<input checked="" type="checkbox"/> All sections of application	<input checked="" type="checkbox"/> Invoice with make, model number, quantity and equipment manufacturer	<input type="checkbox"/> Tax ID number for payee	<input type="checkbox"/> Customer/vendor agree to Terms and Conditions
---	--	--	--

Customer Information					
Customer/Business	Ohio Casualty/Liberty Mutual	Contact	Jeff Becker		
Phone	(513) 603-2476	Account Number			
Street Address (Where incentive should be mailed)		9450 Seward Rd.			
City	Fairfield	State	Ohio	Zip Code	45014
Installation Street Address					
City		State		Zip Code	
E-mail Address	jeffrey.becker@grubb-ellis.com				

**Failure to provide the account number associated with the location where the installation took place will result in rejection of the application.*

Vendor Information					
Vendor	Trane	Contact	Tom Imhoff		
Phone	(513) 771-8884	Fax	(513) 772-7281		
Street Address		10300 Springfield Pike			
City	Cincinnati	State	OH	Zip Code	45215
E-mail Address	wimhoff@trane.com				

If Duke Energy has questions about this application, who should we contact? Customer Vendor

Payment Information		
Who should receive incentive payment?	<input checked="" type="checkbox"/> Customer	<input type="checkbox"/> Vendor (Customer must sign below)
I hereby authorize payment of incentive directly to the vendor:	Customer Signature (written signature)	
	Date	
Provide Tax ID Number for Payee	Customer Tax ID #	
	Vendor Tax ID #	

Terms and Conditions			
I have read and hereby agree to the Terms & Conditions and Program Requirements.			
Customer Signature		Vendor Signature	
Date	12/9/11	Date	
Title	Facility Manager	Title	

Incentives are subject to change and may be discontinued at the sole discretion of Duke Energy. Equipment must be installed and operable to be eligible for incentives. As Federal Energy Policy Law changes, equipment efficiency requirements are subject to change.

Air Cooled and Water Cooled Chiller Tune-ups						
Manufacturer and Model #	# of Units	Tons Per unit*	Total Project Cost	Current Service Date	Previous Service Date	Total Incentive
Trane CVHF055	1	550				
Trane CVHF055	1	550				
Trane CVHF055	1	550				

*Provide manufacturer's spec sheet documenting the size of the unit

To Calculate your tune-up incentive*:	
A. Add up equipment capacity of all units serviced (in tons) and multiply by \$2/ton =	\$3,300.00
B. Cost of service = \$3,577.20 x 50% of total service cost =	\$1,788.60
Total Incentive (lesser amount of row A or row B)=	\$1,788.60

*Incentives cannot exceed 50% of total service invoice (external labor and equipment).

Service Requirements:

- This incentive is available only once per unit in a 12 month period.
- An individual chiller is considered one unit.
- Copy of paid invoice must be included with this application
- Self serviced (internal) labor should not be included as part of the total service cost. Only external labor will be considered as part of the total service invoice.
- Cooling service must include the following normal maintenance items (please check if completed):

<input type="checkbox"/> Air cooled condenser coil cleaning	<input checked="" type="checkbox"/> Compressor amp draw	<input checked="" type="checkbox"/> Low Pressure controls
<input type="checkbox"/> System Pressure check and adjust	<input type="checkbox"/> Supply motor amp draw	<input checked="" type="checkbox"/> High Pressure controls
<input checked="" type="checkbox"/> Filter inspect or replace	<input type="checkbox"/> Condenser fan(s) amp draw	<input checked="" type="checkbox"/> Crankcase heater operation
<input type="checkbox"/> Belt inspect or replace	<input checked="" type="checkbox"/> Liquid line temperature	<input checked="" type="checkbox"/> Water cooled chiller condenser tube cleaning
<input checked="" type="checkbox"/> Contactors condition	<input checked="" type="checkbox"/> Suction pressure & temperature	<input type="checkbox"/> Water cooled chiller evaporator tube cleaning
<input type="checkbox"/> Evaporator condition	<input checked="" type="checkbox"/> Oil level & pressure	

Incentive Eligibility

- Incentives are only available to customers on Duke Energy Ohio non-residential rate.
- Duke Energy Customers who purchase electric generation from an alternative supplier are eligible to participate.
- Incentive will not be paid until eligible equipment has been installed, is available to operate, and verification has been completed by Duke Energy staff as noted in the Term & Conditions stated below.
- Duke Energy reserves the right to revise incentive levels and/or qualifying efficiency levels at anytime.
- Customer may assign the incentive to the vendor who installed/supplied the equipment. The customer's signature is required in the appropriate places on this form to assign the incentive to the vendor. Customer agrees that such an action constitutes an irrevocable assignment of the incentive. This assigned incentive must reduce the purchase price paid for the equipment by an equivalent amount.
- Any equipment which, either separately or as part of a project, has or will receive an incentive from any other Duke Energy program
- In no case will Duke Energy pay an incentive above the actual cost of the service.
- Incentive recipient assumes all responsibilities for any tax consequences resulting from Duke Energy incentive payment.
- To qualify for Duke Energy incentives, applicants who provide their social security number as their federal tax identification number for tax purposes must sign and return the "Customer consent to release personal information" form ("Consent Form") along with the application. Incentive applications are processed by a 3rd party vendor. The 3rd party vendor is responsible for mailing the 1099 form at the end of the calendar year for tax filing. Duke Energy and the 3rd party vendor have signed a confidentiality agreement to protect your personal information. If your social security number is your federal tax ID number and you elect not to sign the Consent Form, please do not send Duke Energy the application, as you will not be qualified to participate in the incentive program.

Terms and Conditions

I certify that this premise is served by Duke Energy (or an affiliate of Duke Energy), that the information provided herein is accurate and complete, and that I have purchased and installed the high efficiency equipment (indicated herein) for the business facility listed herein and not for resale. Attached is an itemized invoice for the indicated installed equipment. I understand that the proposed incentive payment from Duke Energy is subject to change based on verification and Duke Energy approval. I agree to Duke Energy verification of both the sales transaction and equipment installation which may include a site inspection from a Duke Energy representative or Duke Energy agent. I understand that I am not allowed to receive more than one incentive from Duke Energy on any piece of equipment. I also understand that my participation in the program may be taxable and that my company is solely responsible for paying all such taxes. I hereby agree to indemnify, hold harmless and release Duke Energy and it's affiliates from any actions or claims in regards to the installation, operation and disposal of equipment (and related materials) covered herein including liability from an incidental or consequential damages. Duke Energy does not endorse any particular manufacturer, product or system design within these programs; does not expressly or implicitly warrant the performance of installed equipment (Contact your contractor for details regarding equipment warranties), and is not liable for any damage caused by the installation of the equipment or for any damage cause by the malfunction of the installed equipment.

Service Provider:
CINCINNATI - CLU
10300 Springfield Pike
Cincinnati OH 45215

Invoice Number
25163281
Document Date
2010-02-28

Bill To Customer:

Grubb & Ellis Management Services, Inc.
9450 Seward Road
Fairfield, OH 45014

Job Location:

Liberty Mutual – Fairfield
9450 Seward Road
Fairfield, OH 45014

Service Call ID: 10-2072230

Purchase Order: SIGNED AGREEMENT

SERVICE CALL DESCRIPTION: COMPREHENSIVE ANNUAL INSPECTION

Document Description: Performed comprehensive annual inspection and tune up on three (3) Trane centrifugal chillers, per the attached scope of work.

OTHER

<u>DATE</u>	<u>DESC/VENDOR</u>	<u>DESCRIPTION</u>	<u>PO NUMBER</u>	<u>QTY</u>	<u>RATE</u>	<u>AMOUNT DUE</u>
2010-02-10	Internal	M/N CVHF055 S/N L99C01093M		1.00	\$ 1192.40	\$ 1192.40
2010-02-10	Internal	M/N CVHF055 S/N L99C01094M		1.00	\$ 1192.40	\$ 1192.40
2010-02-10	Internal	M/N CVHF055 S/N L99C01100M		1.00	\$ 1192.40	\$ 1192.40
		<i>OTHER TOTAL</i>		3.00		\$3577.20

SUBTOTAL (\$USD)	\$ 3577.20
TAX (\$USD)	\$ 0.00
GRAND TOTAL (\$USD)	\$ 3577.20

Comment 1: THANK YOU FOR CHOOSING TRANE,

Comment 2: QUESTIONS ABOUT YOUR INVOICE CALL TRANE BUILDING SERVICE @ 513.772.4555

Trane Centrifugal Chillers, Water-Cooled (CVHE/F Style Units)

Comprehensive Annual Inspection Service Electronic CTV-210

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with customer for operational problems and trends.

General Assembly

- Check and record refrigerant level.
- Inspect for leaks and report leak results.
 - The refrigerant should be correct before starting the leak check. To prevent unnecessary venting of refrigerant, EPA-recommended methods (e.g. hot water and/or electric blankets) must be used to pressurize the vessels.
- If these conditions cannot be met, the refrigerant must be removed and the vessel pressurized, using dry nitrogen and a trace gas. This additional procedure is outside the scope of this agreement.
- Repair minor leaks as required (e.g., valve packing, flare nuts).
- Remove condenser heads and brush clean the condenser tubes. Replace the condenser heads.
- Check vanes for free and smooth operation.
- Check mechanical linkages for wear.

Purge

- Check purge unit controls for proper operation.
- Check and clean purge drum as required.
- Clean the condenser coil.
- Clean strainers or replace filters as required.
- Check the purge compressor assembly for leaks as required.
- Check the purge unit for proper operation.

Controls and Safeties

- Verify all settings in the electronic control panel.
- Inspect the control panel for cleanliness.
- Inspect wiring and connections for tightness and signs for overheating and discoloration.
- Verify the operation of the vane control system:
- Verify the working condition of all indicator/alarm lights and LED/LCD displays.
- Verify the operation of the oil sump temperature control device.
- Test high condenser pressure safety device. Calibrate and record setting.
- Test low evaporator temperature safety device. Calibrate and record setting.
- Test low oil pressure safety device. Calibrate and record setting.
- Test high motor temperature safety device. Calibrate and record.
- Test operation of chilled water pump and condenser water pump starter auxiliary contacts.

Lubrication System

- Pull oil sample for spectroscopic analysis.
- Check oil for acid content and discoloration. Make recommendations to the customer based on the results of the test.
- Measure and record the oil pump voltage and amperage.
- Verify the operation of the oil heater. Measure amps and compare readings with the watt rating of the heater.
- Change the oil filter.
- Verify the oil level.

Motor and Starter

- Clean the starter and cabinet.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check condition of the contacts for wear and pitting.
- Check contactors for free and smooth operation.
- Check the mechanical linkages for wear, security, and clearances.
- Check tightness of the motor terminal connections.
- Meg the motor and record reading.
- Verify the operation of the electrical interlocks.

MERCANTILE SELF DIRECT Ohio Chiller Tune-up Service Application

Questions? Call 1-866-380-9580 or visit www.duke-energy.com.

Email the complete, signed application with all required documents to SelfDirect@duke-energy.com or fax to 513-419-5572.

Is this application: **NEW** (original) or **REVISED** (changes made to original application)

Building Type – Required (check one)		
<input type="checkbox"/> Data Centers	<input type="checkbox"/> Full Service Restaurant	<input checked="" type="checkbox"/> Office
<input type="checkbox"/> Education/K-12	<input type="checkbox"/> Healthcare	<input type="checkbox"/> Public Assembly
<input type="checkbox"/> Education Other	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Order/Safety
<input type="checkbox"/> Elder Care/Nursing Home	<input type="checkbox"/> Lodging	<input type="checkbox"/> Religious Worship/Church
<input type="checkbox"/> Food Sales/Grocery	<input type="checkbox"/> Retail (Small Box)	<input type="checkbox"/> Service
<input type="checkbox"/> Fast Food Restaurant	<input type="checkbox"/> Retail (Big Box)	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Other:		
How did you hear about the program? (check one)		
<input type="checkbox"/> Duke Energy Representative	<input type="checkbox"/> Web Site	<input type="checkbox"/> Radio
<input checked="" type="checkbox"/> Contractor / Vendor	<input type="checkbox"/> Other _____	

Please check each box to indicate completion of the following program requirements:

<input checked="" type="checkbox"/> All sections of application	<input checked="" type="checkbox"/> Invoice with make, model number, quantity and equipment manufacturer	<input type="checkbox"/> Tax ID number for payee	<input type="checkbox"/> Customer/vendor agree to Terms and Conditions
---	--	--	--

Customer Information					
Customer/Business	Ohio Casualty/Liberty Mutual	Contact	Jeff Becker		
Phone	(513) 603-2476	Account Number			
Street Address (Where incentive should be mailed)		9450 Seward Rd.			
City	Fairfield	State	Ohio	Zip Code	45014
Installation Street Address					
City		State		Zip Code	
E-mail Address	jeffrey.becker@grubb-ellis.com				

**Failure to provide the account number associated with the location where the installation took place will result in rejection of the application.*

Vendor Information					
Vendor	Trane	Contact	Tom Imhoff		
Phone	(513) 771-8884	Fax	(513) 772-7281		
Street Address		10300 Springfield Pike			
City	Cincinnati	State	OH	Zip Code	45215
E-mail Address	wimhoff@trane.com				

If Duke Energy has questions about this application, who should we contact? **Customer** **Vendor**

Payment Information		
Who should receive incentive payment?	<input checked="" type="checkbox"/> Customer	<input type="checkbox"/> Vendor (Customer must sign below)
I hereby authorize payment of incentive directly to the vendor:	Customer Signature (written signature)	
	Date	
Provide Tax ID Number for Payee	Customer Tax ID #	
	Vendor Tax ID #	

Terms and Conditions			
I have read and hereby agree to the Terms & Conditions and Program Requirements.			
Customer Signature		Vendor Signature	
Date	12/9/11	Date	
Title	Facility Manager	Title	

Incentives are subject to change and may be discontinued at the sole discretion of Duke Energy. Equipment must be installed and operable to be eligible for incentives. As Federal Energy Policy Law changes, equipment efficiency requirements are subject to change.

Air Cooled and Water Cooled Chiller Tune-ups						
Manufacturer and Model #	# of Units	Tons Per unit*	Total Project Cost	Current Service Date	Previous Service Date	Total Incentive
Trane CVHF055	1	550				
Trane CVHF055	1	550				
Trane CVHF055	1	550				

*Provide manufacturer's spec sheet documenting the size of the unit

To Calculate your tune-up incentive*:	
A. Add up equipment capacity of all units serviced (in tons) and multiply by \$2/ton =	\$3,300.00
B. Cost of service = \$3,773.10 x 50% of total service cost =	\$1,886.55
Total Incentive (lesser amount of row A or row B)=	\$1,886.55

*Incentives cannot exceed 50% of total service invoice (external labor and equipment).

Service Requirements:

- This incentive is available only once per unit in a 12 month period.
- An individual chiller is considered one unit.
- Copy of paid invoice must be included with this application
- Self serviced (internal) labor should not be included as part of the total service cost. Only external labor will be considered as part of the total service invoice.
- Cooling service must include the following normal maintenance items (please check if completed):

<input type="checkbox"/> Air cooled condenser coil cleaning	<input checked="" type="checkbox"/> Compressor amp draw	<input checked="" type="checkbox"/> Low Pressure controls
<input type="checkbox"/> System Pressure check and adjust	<input type="checkbox"/> Supply motor amp draw	<input checked="" type="checkbox"/> High Pressure controls
<input checked="" type="checkbox"/> Filter inspect or replace	<input type="checkbox"/> Condenser fan(s) amp draw	<input checked="" type="checkbox"/> Crankcase heater operation
<input type="checkbox"/> Belt inspect or replace	<input checked="" type="checkbox"/> Liquid line temperature	<input checked="" type="checkbox"/> Water cooled chiller condenser tube cleaning
<input checked="" type="checkbox"/> Contactors condition	<input checked="" type="checkbox"/> Suction pressure & temperature	<input type="checkbox"/> Water cooled chiller evaporator tube cleaning
<input type="checkbox"/> Evaporator condition	<input checked="" type="checkbox"/> Oil level & pressure	

Incentive Eligibility

- Incentives are only available to customers on Duke Energy Ohio non-residential rate.
- Duke Energy Customers who purchase electric generation from an alternative supplier are eligible to participate.
- Incentive will not be paid until eligible equipment has been installed, is available to operate, and verification has been completed by Duke Energy staff as noted in the Term & Conditions stated below.
- Duke Energy reserves the right to revise incentive levels and/or qualifying efficiency levels at anytime.
- Customer may assign the incentive to the vendor who installed/supplied the equipment. The customer's signature is required in the appropriate places on this form to assign the incentive to the vendor. Customer agrees that such an action constitutes an irrevocable assignment of the incentive. This assigned incentive must reduce the purchase price paid for the equipment by an equivalent amount.
- Any equipment which, either separately or as part of a project, has or will receive an incentive from any other Duke Energy program
- In no case will Duke Energy pay an incentive above the actual cost of the service.
- Incentive recipient assumes all responsibilities for any tax consequences resulting from Duke Energy incentive payment.
- To qualify for Duke Energy incentives, applicants who provide their social security number as their federal tax identification number for tax purposes must sign and return the "Customer consent to release personal information" form ("Consent Form") along with the application. Incentive applications are processed by a 3rd party vendor. The 3rd party vendor is responsible for mailing the 1099 form at the end of the calendar year for tax filing. Duke Energy and the 3rd party vendor have signed a confidentiality agreement to protect your personal information. If your social security number is your federal tax ID number and you elect not to sign the Consent Form, please do not send Duke Energy the application, as you will not be qualified to participate in the incentive program.

Terms and Conditions

I certify that this premise is served by Duke Energy (or an affiliate of Duke Energy), that the information provided herein is accurate and complete, and that I have purchased and installed the high efficiency equipment (indicated herein) for the business facility listed herein and not for resale. Attached is an itemized invoice for the indicated installed equipment. I understand that the proposed incentive payment from Duke Energy is subject to change based on verification and Duke Energy approval. I agree to Duke Energy verification of both the sales transaction and equipment installation which may include a site inspection from a Duke Energy representative or Duke Energy agent. I understand that I am not allowed to receive more than one incentive from Duke Energy on any piece of equipment. I also understand that my participation in the program may be taxable and that my company is solely responsible for paying all such taxes. I hereby agree to indemnify, hold harmless and release Duke Energy and it's affiliates from any actions or claims in regards to the installation, operation and disposal of equipment (and related materials) covered herein including liability from an incidental or consequential damages. Duke Energy does not endorse any particular manufacturer, product or system design within these programs; does not expressly or implicitly warrant the performance of installed equipment (Contact your contractor for details regarding equipment warranties), and is not liable for any damage caused by the installation of the equipment or for any damage cause by the malfunction of the installed equipment.

Service Provider:
CINCINNATI - CLU
10300 Springfield Pike
Cincinnati OH 45215

Invoice Number
36274392
Document Date
2011-03-31

Bill To Customer:

Grubb & Ellis Management Services, Inc.
9450 Seward Road
Fairfield, OH 45014

Job Location:

Liberty Mutual - Fairfield
9450 Seward Road
Fairfield, OH 45014

Service Call ID: 11-2506137

Purchase Order: SIGNED AGREEMENT

SERVICE CALL DESCRIPTION: COMPREHENSIVE ANNUAL INSPECTION

Document Description: Performed comprehensive annual inspection and tune up on three (3) Trane centrifugal chillers, per the attached scope of work.

OTHER

<u>DATE</u>	<u>DESC/VENDOR</u>	<u>DESCRIPTION</u>	<u>PO NUMBER</u>	<u>QTY</u>	<u>RATE</u>	<u>AMOUNT DUE</u>
2011-03-10	Internal	M/N CVHF055 S/N L99C01093M		1.00	\$ 1257.70	\$ 1257.70
2011-03-10	Internal	M/N CVHF055 S/N L99C01094M		1.00	\$ 1257.70	\$ 1257.70
2011-03-10	Internal	M/N CVHF055 S/N L99C01100M		1.00	\$ 1257.70	\$ 1257.70
<i>OTHER TOTAL</i>				<i>3.00</i>		<i>\$3773.10</i>

SUBTOTAL (\$USD)	\$ 3773.10
TAX (\$USD)	\$ 0.00
GRAND TOTAL (\$USD)	\$ 3773.10

Comment 1: THANK YOU FOR CHOOSING TRANE,

Comment 2: QUESTIONS ABOUT YOUR INVOICE CALL TRANE BUILDING SERVICE @ 513.772.4555

Trane Centrifugal Chillers, Water-Cooled (CVHE/F Style Units)

Comprehensive Annual Inspection Service Electronic CTV-210

- Report in with the Customer Representative.
- Record and report abnormal conditions, measurements taken, etc.
- Review customer logs with customer for operational problems and trends.

General Assembly

- Check and record refrigerant level.
- Inspect for leaks and report leak results.
 - The refrigerant should be correct before starting the leak check. To prevent unnecessary venting of refrigerant, EPA-recommended methods (e.g. hot water and/or electric blankets) must be used to pressurize the vessels.
- If these conditions cannot be met, the refrigerant must be removed and the vessel pressurized, using dry nitrogen and a trace gas. This additional procedure is outside the scope of this agreement.
- Repair minor leaks as required (e.g., valve packing, flare nuts).
- Remove condenser heads and brush clean the condenser tubes. Replace the condenser heads.
- Check vanes for free and smooth operation.
- Check mechanical linkages for wear.

Purge

- Check purge unit controls for proper operation.
- Check and clean purge drum as required.
- Clean the condenser coil.
- Clean strainers or replace filters as required.
- Check the purge compressor assembly for leaks as required.
- Check the purge unit for proper operation.

Controls and Safeties

- Verify all settings in the electronic control panel.
- Inspect the control panel for cleanliness.
- Inspect wiring and connections for tightness and signs for overheating and discoloration.
- Verify the operation of the vane control system:
- Verify the working condition of all indicator/alarm lights and LED/LCD displays.
- Verify the operation of the oil sump temperature control device.
- Test high condenser pressure safety device. Calibrate and record setting.
- Test low evaporator temperature safety device. Calibrate and record setting.
- Test low oil pressure safety device. Calibrate and record setting.
- Test high motor temperature safety device. Calibrate and record.
- Test operation of chilled water pump and condenser water pump starter auxiliary contacts.

Lubrication System

- Pull oil sample for spectroscopic analysis.
- Check oil for acid content and discoloration. Make recommendations to the customer based on the results of the test.
- Measure and record the oil pump voltage and amperage.
- Verify the operation of the oil heater. Measure amps and compare readings with the watt rating of the heater.
- Change the oil filter.
- Verify the oil level.

Motor and Starter

- Clean the starter and cabinet.
- Inspect wiring and connections for tightness and signs of overheating and discoloration.
- Check condition of the contacts for wear and pitting.
- Check contactors for free and smooth operation.
- Check the mechanical linkages for wear, security, and clearances.
- Check tightness of the motor terminal connections.
- Meg the motor and record reading.
- Verify the operation of the electrical interlocks.