



GSA FEDERAL SUPPLY SCHEDULE PROPOSAL

Contract# 47QSWA20D002A, SAM UEI# QJFJBF8ZBUM8, CAGE Code# 60532

Customer: Lyon County School District
25 E. Goldfield Avenue

Date: 2/13/025
Job Name: LCSD – Sutro ES
Boiler Upgrade

Yerington, NV 89447

ATTN: Kirk McCallum

Terms of Delivery: FOB Destination
Full Freight Allowed

Proposal #: 7924997

Terms of Payment: ½ % 10 – Net 30 Days

Trane is pleased to provide the enclosed proposal for your review and approval. This proposal is compliant with [Trane’s GSA Schedule MAS Contract#47QSWA20D002A](#) and all its associated terms, conditions and negotiated pricing. In the event of a discrepancy between this proposal and the MAS contract, the MAS contract terms and conditions shall govern and take precedence. This proposal is valid for 30 days.

Included in the Proposal – Scope of Work

Mechanical Installation

- Provide all labor, equipment and materials required for mechanical installation as shown on the above referenced bid documents
- Provide pipe flushing and install of final chemical/glycol (furnished by owner)
- Furnish & Install pipe and accessory insulation with PVC fittings
- Furnish & install pipe labels with directional arrows on all newly installed pipe and pipe systems
- Furnish & install phenolic labels for all tagged equipment above
- Combustion air fan is a part of this scope
- Boilers will be furnished with concentric vents
 - New Combo Vent to use (E) Roof penetration. Provide counter flashing as necessary to weatherize new opening

Electrical Installation

- Provide all labor, equipment and materials required for electrical installation as shown on the above referenced bid documents
- Furnish & install phenolic labels on all disconnects with voltage and originating panel

BMS Controls Installation

- Provide all labor, equipment and materials required for the control system installation as shown on the above referenced bid documents
- Reuse of existing sensors:
 - Alerton controllers
 - OSA & Boiler room temperature sensor
 - All control panel enclosures

General Construction Installation

- Provide all labor, equipment and materials required for concrete installation as shown on the above referenced bid documents



- Furnish & install roof counterflashing and penetration modifications as required

General Scope, Assumptions, & Clarifications

- Design and engineering services are by others
- **Trane will provide calculated energy savings to District based on new installation**
- All equipment will be released for manufacture upon issuance of PO and owner approval of the equipment submittals.
- All work to be performed during normal business hours (7am to 4pm, M-F, non-holidays)
- Equipment Order Release and Services rendered are dependent on receipt of credit approval.
- Trane will not perform any work if working conditions could endanger or put at risk the safety of our employees or subcontractors.
- Lyon County School District to provide adequate area for storage and staging of equipment and construction activities.
- Water Balance will be performed only for the newly installed equipment within the mechanical room
- The District will assist with re-start up of all gas fired fixtures not associated with the project after completion of the natural gas system air purge.
- All (E) Alerton controllers to be reused for BMS control system

Excluded from the Proposal

- ADA path of travel work
- Additional structural engineering and construction for strengthening building structures (structural modifications, upgrades or remediation)
- Demo or removal of existing mezzanine boilers, supply air fan and ductwork
- Building code rectification or remediation
- Inspections & Testing (by owner)
- Repair or replacement of any existing damaged HVAC controls end devices/sensors or actuators that are not meant to be replaced by this projects bid documents
- New DDC controllers
- Furnish, install, wire or terminate any panels/devices related to any systems not explicitly called out above, including (but not limited to): display or workstation, other controllers or control panels, smoke control systems, fire-life safety systems, lighting control systems, power and/or energy monitoring, security, tenant billing systems, etc.
- Modifications to the existing carbon monoxide (CO) system (beyond scope in bid docs)
- Asbestos or hazardous material testing & abatement
- Electrical upgrades other than what is detailed in the above scope. It is assumed existing site power is adequate to support the mechanical design without improvements to the infrastructure.
- Temporary HVAC
- Duct cleaning, sealing, and leak detection
- Roof work, painting, patching, or coring
- Modifications, repair, or additions to ducts, piping, or condensate systems (beyond above scope inclusions)
- Fire life safety systems, fire sprinkler systems, and smoke evacuation systems
- Modification, addition of, or testing of existing duct smoke detectors and fire alarm systems
- Construction fencing, temporary offices, and security
- Wall and ceiling access doors for access to equipment
- Water treatment, testing and chemicals (by owner)
- Testing and Balancing of any system(s) not specifically included in above scope of work. Water balance of equipment connections outside of the boiler mechanical room
- Structural and/or architectural modifications other than above scope
- Any item not specifically included in scope of work
- Location of (E) underground utilities. Owner to provide locate services prior to start of underground conduit installation



- Permit, inspection and utility fees
- NV Energy service upgrade scope of work beyond above scope

Open Market Items (as allowed per FAR 8.402(f) for administrative convenience)

- (2) B-1 & B-2: Lochinvar Crest High Efficiency Boilers
- (2) HWP-B1 & HWP-B2: Lochinvar Primary Pumps & Accessories
- (2) HWP-1 & HWP-2: B&G Secondary Pumps & Accessories
- (1) ADS-1: Caleffi Air/Dirt Separator
- (1) CFT-1: Axiom Chemical Pot Feeder
- (1) ET-1: ASME Expansion Tank
- (1) GSV-1: WNMS4-120 Gas Shut Off Valve
- (1) CAF-1: Combustion Air Fan
- Provide Lochinvar factory start-up and commissioning of new boilers

Pricing Summary

This is a Firm-Fixed-Price (FFP) quote under Trane’s GSA MAS Contract. The following is a pricing summary:

Pricing By Special Item Numbers (SINs)

SIN 238910	\$629,236.00
OPEN MARKET ITEMS	\$244,591.00

➤ **LUMP SUM PRICE FOR ENTIRE PROJECT** **\$873,827.00**

Respectfully submitted,

Ian Leisle
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This proposal is made subject to Trane’s Commercial Supplier Terms & Conditions located online at www.trane.com/gsaschedule/termsofsale and are hereby incorporated by this reference.



Acknowledgement & Acceptance

COMPANY _____ BY _____

PURCHASE ORDER _____ TYPE OR PRINT _____

DATE _____ TITLE _____