



## **EXECUTIVE SUMMARY**

**Trane® Energy Services / Turnkey Contracting**



# **Hauser Junior High Boiler Plant System Retrofit**

### **Riverside School District 96**

**To: Mark Kuzniewski**, Interim Director of Finance and Operations, CSBO  
**Zachary Pros**, Director of Facilities and Maintenance

**Date:** March 23<sup>rd</sup>, 2026

### **Trane Fully Designed & Contracted TURNKEY Solution**

- The Existing Boiler Plant at Hauser Jr High consists of three (3) aged gas boilers that have increasingly costly yearly maintenance/repairs, have replacement parts that are obsolete, are energy inefficient by modern standards, and at 27 years old are at their ASHRAE serviceable life expectancy.
- It is the desire of SD96 to replace the existing Boilers, associated piping, pumps, electrical, and partial domestic hot water to bring the Boiler Plant to optimal performance and efficiency.
- Trane® Turnkey Contracting provides all necessary project development, design, engineering, site verification, equipment, materials, installation, startup, testing, balancing, and commissioning on the project.



Utilizing Trane's competitively awarded Cooperative Contract (OMNIA Racine #3341), we propose the following Turnkey Scope Options for your review:

## Scope of Work

### High Efficiency Array Series Boilers, & Domestic Hot Water Improvements

#### *Array Series Boiler Solution Highlights:*

- *Individual burner primary pumps (no additional primary pumps required)*
- *Provides multiple levels of internal redundancy*
  - *If burner goes down, you lose partial capacity of single unit*
  - *Easy to remove/replace burner while boiler remains operational.*
- *10-year heat-exchanger warranty*
- *ASHRAE Serviceable Life Expectancy +/- 25-years*

#### **Demolition/Removals:**

- Mechanical, Electrical, Gas Disconnects make-safe of existing system
- Breakdown, Removal, and Disposal from basement Mechanical Room of:
  - Existing Boilers (Qty 3)
  - Boiler Feed Tank
  - Heat Exchanger
  - Hot Water Pump
  - Domestic Hot Water Tanks
  - Associated Steam & Hot Water Piping

#### **Design, Furnish, and Install:**

- **High Efficiency Array Series Boilers, 96% Efficiency**
  - Quantity TBD, pending engineering verification prior to Final Proposal
- **High Efficiency Domestic Hot Water Heater, 98% Efficiency**
  - Qty 1, to serve existing four (4) storage tanks
- **New Circulating Pump**
- **New Expansion Tank**



- **All required lifting, hoisting, cartage, and work-planning for safe removal and installation of Equipment** *(site logistics reviewed by Trane)*
- **Mechanical Installation:**
  - Set/install new Boilers and system specialties
  - Set/install new Domestic Hot Water Heater
  - Gas piping to boilers
  - Hot water piping to boilers and pump
  - Pipe insulation for boilers
  - Domestic hot water piping
  - Pipe insulation for domestic hot water
  - Combustion air intake
  - Flues for boilers
  - Neutralizing basins
- **Electrical Installation**
  - Power feed to boilers
  - Power feed to domestic hot water heater
- **New Controls/BAS for hot water system & heat/cooling changeover**
- **Startup by Trane**
- **Pre-Testing of system pumps and hot water heat exchanger pump**
- **Post-Testing & Balancing of boilers, domestic hot water, and system pumps**
- **Final Commissioning by Trane**

**Trane® Turnkey Design, Furnish, & Install**

**Scope Option #1 Budget.....\$1,380,000**



## Trane® Turnkey Inclusions for Riverside SD96:

- ✓ Trane Turnkey Project Manager, single point of contact
- ✓ Design Drawings provided to Owner
- ✓ All required Mechanical, Electrical, Structural Engineering
- ✓ Temp Storage of Equipment by Trane, delivered to site at time of installation
- ✓ All required Installation/Subcontracting
- ✓ ComEd /Nicor Rebate maximum incentive evaluation

### Exclusions:

- Permits, Permit costs/fees (*Trane will support with design documents required for ROE permitting*)
- Taxes
- Performance & Payment Bonds
- Asbestos abatement
- Premium time (*beyond necessary/anticipated off-peak hour crane lifts*)
- Upgrading existing non-compliant code issues outside of our Scope of Work
- Temporary services
- Any other services not explicitly outlined within this summary

### Next Steps:

- Riverside School District 96 to execute a Project Development Agreement (*Trane will help prepare*) authorizing Trane to develop final engineering, finalize estimating, and provide a fully developed **Final Turnkey Proposal** with unique OMNIA Partners Quote Number, and associated design/development Drawings.
- As part of this Project Development Agreement, SD96 shall commit to reimburse Trane for the Engineering costs (**\$24,850**) only *if project does not go forward after Proposal Stage*. If Project proceeds with Trane, then the Engineering costs are included/absorbed in the stated pricing.

We sincerely thank you for the opportunity and look forward to working together on this high efficiency facility modernization.

**Tim Reynolds**

Account Executive

Trane® Energy Services / Turnkey Contracting

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