



## GSA FEDERAL SUPPLY SCHEDULE PROPOSAL

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

**Customer:** Lyon County School District  
25 E. Goldfield Avenue

Yerington, NV 89447

**ATTN:** Kirk McCallum

**Date:** 4/8/025

**Job Name:** LCSD - Fernley  
Elementary School -  
RTU Replacement

**Terms of Delivery:** FOB Destination  
Full Freight Allowed

**Proposal #:** 8065464

**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

"Scope of Work" and notations within are based on the following negotiated scope of work with Kirk McCallum and based on the site surveys and the below bid documents:

- LCSD – Fernley Elementary School RTU Upgrade Bid Set 20250307

### Mechanical Demolition

- Provide all labor, equipment and materials required for mechanical demolition as shown on the above referenced bid documents.
- Remove and off-haul (E) rooftop unit. Includes
  - Remove and off-haul of (E) above roof and below roof ductwork, ductwork supports, condensate piping and supports, gas piping and support, and RTU Curbs. Includes crane operations.
- Removal and off-haul of roofing system within parapet wall. Demolition area to be coordinated by Trane and subcontractors.
- Removal and off-haul of roof sheathing and structural components not needed for new installation of RTU's.
- Removal and off-haul of electrical wire rooftop disconnects, rooftop electrical panels, and wire feeder from rooftop panel to main RTU electrical panel.
- Removal and off-haul of (E) Alerton controls, conduit and wiring.

### Mechanical Installation

- Provide all labor, equipment and materials required for mechanical installation as shown on the above referenced bid documents.
- Furnish and Install (N) rooftop units. Includes:
  - Equipment curbs.
  - Above interior ductwork and ductwork supports.
  - Gas piping and condensate drain piping.
  - Includes ductwork insulations.
  - Includes crane operations.
- Provide Testing and Balancing of Supply, Return and Exhaust systems only.
  - Trane to provide TAB report to owner.
- Provide start-up of newly installed equipment.



- Furnish & install phenolic labels for all tagged equipment above

## Electrical Installation

- Provide all labor, equipment and materials required for electrical installation as shown on the above referenced bid documents.
- Furnish and install electrical feeders for main panel to (N) electrical panel at rooftop parapet.
  - Conduit to be reused as needed.
- Furnish and install rooftop RTU electrical panel with breakers.
- Furnish and install new conduit, wire and breaker for 120v convenience outlet located inside parapet.
- 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. Controls upgrade to match existing systems.
- Provide system programming and check out.
- Provide integration into (E) Alerton system server and build graphical display.
- Provide owner onsite training.
- Provide (1) year warranty.

## Smoke Detection Installation

- Provide all labor, equipment and materials required for the smoke detection system installation as shown on the above referenced bid documents. Controls upgrade to match existing systems.
- Furnish and install (4) duct smoke detectors. Includes:
  - Conduit and wiring from FACP and duct smoke detectors.
  - Relays and transformer.
- Provide point to point testing for of smoke detection shut down operations in conjunction with FACP panel.

## General Construction Installation

- Provide all labor, equipment and materials required for structural framing and architectural item installation as shown on the above referenced bid documents.
- Trane to provide temporary weather proofing over
- Furnish & install equipment structural blocking and structural modifications as required.

## Roofing Installation

- Provide all labor, equipment and materials required for roofing demolition and installation as shown on the above referenced bid documents.
- Trane to provide temporary weather proofing over
- Furnish & install roof counterflashing and penetration modifications as required.

## General Scope, Assumptions, & Clarifications

- Design and engineering services are by others
- 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.



- All (E) Alerton global 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)
- 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 project bid documents
- 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
- 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
- Short circuit studies on electrical systems.
- BMS Controls Computers, servers, software, printers, etc
- NV Energy service upgrade scope of work beyond above scope

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

- 5 Ton-Trane Precedent Rooftop Package Unit.
  - Includes equipment curb.
- 7.5 Ton-Trane Precedent Rooftop Package Unit.
  - Includes equipment curb.
- 10 Ton-Trane Precedent Rooftop Package Unit.
  - Includes equipment curb.
- 15 Ton-Trane Precedent Rooftop Package Unit.
  - Includes equipment curb



### 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	\$843,579.00
SIN 334512	\$132,954.98
OPEN MARKET ITEMS	\$19,600.00

➤ **LUMP SUM PRICE FOR ENTIRE PROJECT** **\$996,133.98**

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](http://www.trane.com/gsaschedule/termsofsale) and are hereby incorporated by this reference.



### Acknowledgement & Acceptance

COMPANY	_____	SIGNATURE	_____
PO#	_____	NAME	_____
DATE	_____	TITLE	_____