



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: 6/13/25

Job Name: LCSD – Silver Stage
ES-Bldg. B&C-HVAC
Upgrades

Terms of Delivery: FOB Destination
Full Freight Allowed

Proposal #: 8083086

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 – Silver Stage ES-HVAC Upgrades Bid Document 5-24-2025
- LCSD – Silver Stage ES Electrical Service Bid Document 5-28-2025
- LCSD – Silver Stage ES -HVAC Upgrades Prelim Submittals 5-24-2025

Mechanical Demolition

- Provide all labor, equipment and materials required for mechanical demolition as shown on the above-mentioned bid documents. Including:
- Remove and off-haul (2) existing AHU. (1) at mezzanine Bldg. B and (1) at Mezzanine Bldg.C. Includes:
 - Remove and off-haul (E) Louver
 - Remove and off-haul (E) chilled water S/R piping and make -up water piping.
 - Remove and off haul (E) ductwork and louver plenum.
 - Removal and off-haul (E) air handling unit through louver opening
 - Removal and off-haul of Electrical conduit, wire, VFD's, and disconnect equipment mezzanine.
 - Disconnect and retain of (E) Alerton controls, conduit and wiring.
- Remove and off-haul (4) existing Boilers. (2) Bldg. B Boiler Room and (2) Bldg C: Includes:
 - Bldg. B- Existing (2) Boiler, (1) pump
 - Bldg. B- Existing (2) Boiler, (1) pump
- Remove and off-haul (1) existing water heater and associated piping and accessories
- Remove and off-haul (E) hot water S/R piping, expansion tank, air separator and chemical feed tanks as shown on bid documents.
- Remove and off-haul make up water piping, pressure reducing valve, and backflow preventor as shown on bid documents.

Mechanical Installation

Chiller Plant Installation

- Furnish all labor, material and equipment as required to isolate, drain, disconnect, demo, and properly dispose of (2) air handling units and associated equipment



- Install (2) new Air Handling units (AHUs)- (1) at Bldg. B and (1) Bldg. C Mezzanine's.
 - Furnish & install new coil connections, equipment and accessories as shown for both HHW & CHW coils
 - Furnish & install pipe labels with directional arrows for all newly installed piping
 - Furnish & install copper condensate piping to new units. Extend piping as needed to make connections.
 - Install identification placards on all new equipment identifying unit tags per plans or per customer direction.
- Install all anchors and supports as required to install new piping and equipment
- Install (N) ductwork removed to install AHU's and provide new duct transitions as required
 - All rectangular duct to be lined
 - All spiral duct to be insulated with paper jacketed fiberglass insulation
- Install SSES Chiller Plant Equipment
 - Install (2) CGAM air cooled chiller
 - Install (2) Variable primary pumps
 - Install (1) Glycol management system
 - Install (1) Expansion tank
 - Install (1) Air dirt separator
- Furnish & install chilled water piping, valves, accessories and supports as shown on bid documents. Includes
- Furnish and install pipe bridge over breezeway between Bldg. B and Bldg. C
 - Furnish and install c-channel structure, ledgers, concrete pier and tube steel column support
- Furnish & install insulation on all new piping:
 - Interior: fiberglass insulation with paper jacketing
 - Exterior: fiberglass insulation with aluminum jacketing
- Furnish & install pipe labels with directional arrows for all newly installed piping
- Provide Air & water balance of (2) AHU's, the SSES chiller plant and the CHW/HHW coil connections at each AHU

Boiler Rooms 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
- Furnish and Install (4) combustion air penetration, flashing, weatherproofing, roofing and ductwork
 - (E) Flue vent penetration are to be reused
- Furnish water balancing of (N) heating hot water system

Electrical Installation

- Furnish all labor, material and equipment to isolate and disconnect (2) Air Handlers. Existing disconnects to be removed.
 - All exposed conduit and wire feeding equipment that is being replaced shall be removed back to the nearest junction box.
 - Furnish & install remote mounted VFD's for SA Fans
 - Provide conduit and wire from VFDs to motors
 - Extend and reconnect convenience receptacle and unit light conduit and wire to new units
- Furnish and install (N) NVE electrical service upgrade as shown on plans.
 - Furnish and install (1) new 800A 480v/3ph switchgear
 - Furnish breakers for new electrical loads.
 - Furnish breakers for all existing electrical loads.
 - Furnish & install NVE transformer pad, extension, primary and secondary feeder conduits in accordance with NVE standards.



- Chiller Plant
 - Furnish and install (1) new 250A-480V/3ph circuit for Chiller 1B
 - Furnish and install (1) new 200A-480V/3ph circuit for Chiller 1C
 - Furnish and install (1) new 20A-480V/3ph circuit for VFD
 - Furnish and install (1) new 20A-480V/3ph circuit for Heat Trace
 - Furnish breakers for new electrical loads. See bid plan for (N) breaker requirements.
- BLDG B & C
 - Install (N) AHU VFD's
 - Furnish & install (N) breakers, conduit and wire from (E) switchgear to (N) AHU VFD's
 - Disconnect & reconnect (E) lighting and convenience receptacle power for (N) AHU
 - Extend conduit & wire as needed
 - Furnish & install conduit & wire for all chiller pad equipment as noted on bid documents
- Furnish & install electrical feeders to all SSES Chiller plants pad mounted equipment
 - Furnish & install (2) 120v/1 circuits from (E) SWGR in mech room to below equipment and receptacles
 - (1) circuit for chiller heater
 - (1) circuit for convenience power outlet
 - (1) circuit for GMS power
 - Install remote mounted VFD's for chilled water primary pumps
- Furnish and install new NEMA 3R fused disconnects, electrical conduit, liquid tight, wire, breakers, and fuses to connect new equipment and accessories
- Energize, test, and confirm phasing of all new feeders prior to unit start-up.
- Install identification placards on all new disconnects identifying unit tags, voltage and panel identification

BMS Controls Installation

- Provide all labor, equipment and materials required for the control system installation as shown on the above-mentioned bid documents. Controls upgrade to match existing systems.
- Bldg. C Chiller Plant Controls
 - Furnish all labor and material for Nema-4 temperature control panel, 24vac power supply, Alerton DDC controller w/ expandable I/O, OSA temperature sensor, Nema-4X Immersion temperature sensors w/ stainless steel wells, CHW loop DP transmitter, Glycol feeder alarm contact monitoring, Onicon FT-4600 makeup water meter, Heat trace controller monitoring.
 - Furnish all labor and material for chiller enable/disable, leaving water temperature setpoint, status, alarm monitoring, BACnet integration
- Building B & C-Air Handler Controls
 - Furnish all labor and material for Nema-1 Temperature control panel, 24vac power supply, reuse existing Alerton DDC controller, supply air temperature sensor, OSA entering averaging temperature sensor, duct static pressure transmitter, pickups, tubing, etc., filter differential pressure transmitter, pickups, tubing, etc., supply air smoke detector alarm monitoring and shutdown interlocks, high duct static pressure switch and shutdown interlocks, freeze stat and shutdown interlocks.
 - Furnish all labor and material for supply fan VFD "start/stop" control, supply fan VFD "speed" control, supply fan VFD "status" monitoring, supply fan VFD "alarm" monitoring, supply fan VFD BACnet integration.
 - Furnish all labor and material for Belimo CHW control valve, Belimo HW control valve, Belimo 2-position OSA damper actuator w/ end switch.
 - Furnish all labor and material for control conduit, wiring, and terminations.
- Building B & C-Boiler Controls
 - Furnish all labor and material for Nema-1 temperature control panel, 24vac power supply, Alerton DDC controller w/ expandable I/O, OSA temperature sensor, Immersion temperature sensors w/ stainless steel wells, HW loop DP transmitter, Glycol feeder alarm contact monitoring, Onicon FT-4600 makeup water meter, Honeywell CO/CH4 gas detector, Boiler room temperature sensor.
 - Furnish all labor for Boiler-1/2 "enable/disable" control, boiler-1/2 "setpoint" control, Boiler-1/2 "status" monitoring, Boiler-1/2 "alarm" monitoring, Boiler-1/2 BACnet integration, Boiler primary pump interlocks to associated boiler, Boiler plant emergency stop switch interlocks.



- Furnish all labor for HWP-1/2 VFD “start/stop” control, HWP-1/2 VFD “speed” control, HWP-1/2 VFD “status” monitoring, HWP-1/2 VFD “alarm” monitoring, HWP-1/2 VFD BACnet integration, Boiler room UH (Existing) “enable/disable” control.
- Control conduit, wiring, and terminations.
- Furnish all labor and material for VFD start/stop, speed, status, alarm, and BACnet integration.
- Furnish all labor and material for control conduit, wiring, and termination
- 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.

Concrete Installation

- Provide all labor, equipment and materials required for the installation of chiller plant pads, boiler pads and patch back demolished pathways and as shown on the above referenced bid documents. Concrete upgrade and patch back finishes to match existing concrete finishes.
- Structural Concrete:
 - Furnish & install concrete equipment foundations for all SSES chiller plant equipment
 - Furnish & install 6" slab on grade around SSES chiller plant.
 - Furnish & install 10' concrete apron for NVE transformer
- Fencing:
 - Furnish & install chain link fence around (2) side new SSES chiller yard
 - (N) Chiller pad to utilize existing fencing & BLDG C exterior wall
 - Provide double gate entrance
 - Provide privacy slatting
- Provide concrete finishes as shown on plan set. Match existing concrete where finishes are not clearly defined.
- Furnish pour back of (E) concrete sidewalks where trenching goes though sidewalk and (E) concrete pads.

General Construction Installation

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

General Scope, Assumptions, & Clarifications

- Design and engineering services are by others
- Payment & performance bond is included
- Utility location services is included for this scope of work
- 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 provides an adequate area for storage and staging equipment and construction activities.
- All (E) Alerton global controllers to be reused for BMS control system

Excluded from the Proposal

- Design and engineering services



- ADA path of travel work
- Air balance of all downstream equipment, registers and grills inside classrooms, office, and mechanical spaces.
- Water balance of equipment connections outside of the boiler mechanical room
- Building code rectification or remediation
- Inspections & testing (by owner)
- Repair or replacement of any existing damaged HVAC controls and 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 detectors
- 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, repairs, 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)
- Structural and/or architectural modifications other than the above scope
- Any item not specifically included in scope of work
- Permit, inspection and utility fees
- Short circuit studies on electrical systems.
- BMS Controls Computers, servers, software, printers, etc
- NV Energy service upgrade(s)
 - It is assumed the existing electrical facilities (outside of the new service upgrade) have adequate power for the new system(s) to be installed

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

Boiler Room

- Bldg. B and C
 - (4) B-1B, B-2B, B-1C and B-2C: Lochinvar Boiler
 - (4) HWP-B1B, HWP-B2B, HWP-B1C, and HWP-B2C: Primary Pump
 - (3) HWP-1B, HWP-1C, and HWP-2C Secondary Pumps
 - (2) ADS-1B and ADS-1C: Air/Dirt Separator
 - (2) ET-1B and ET-1C: Expansion Tank
 - (2) BFP-1B and BFP -1C: Back Flow Preventor
 - (2) PRV-1B and PRV-1C: Pressure Reducing Valve
 - (2) CFT-1b and CFT-1C: Chemical Pot Feeder
 - (2) GSV-1B and GSC-1C: Gas Shut Off Valve
 - (2) GFS-1B and GFS-1C: Glycol Feed Station

Chiller Plant-

- Building B & C
 - (2) CWP-C1 and CWP-C2: Chilled Water Pumps



- (1) ADS-2C: Air/Dirt Separator
- (1) ET-2C: Expansion Tanks
- (2) Louvers
- (1) BFP-2C: Backflow Preventor
- (1) PRV-2C: Pressure Reducing Valves
- (1) CFT-2C: Chemical Pot Feeder
- (1) GFS-2C: Glycol Feed Station
- (1) HT-1: Heat Trace
- (1) FS-1: Floor Sink

Mechanical Room

- Water Heaters
 - (1) WH-1: Water Heater
 - (1) TV-1: Tempering Valve
 - (1) CP-1: Domestic Water Circulation Pump



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	\$2,843,433.00
SIN 334512	\$521,471.57
OLM	\$116,021.56
OPEN MARKET ITEMS	\$243,166.87

➤ **LUMP SUM PRICE FOR ENTIRE PROJECT** **\$3,724,093.00**

Respectfully submitted,

Ian Leisle
Account Manager
5595 Equity Avenue
Reno, Nevada 89502
ileisle@trane.com

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