



## 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:** 6/13/2025

**Job Name:** LCSD – Fernley HS-  
Math Bldg.- HVAC  
Upgrades

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

**Proposal #:** 8083085

**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 HS-HVAC Upgrades Bid Document 6-09-2025
- LCSD – Fernley HS Electrical Service Bid Document 6-09-2025
- LCSD – Fernley HS-HVAC Upgrades Prelim Submittals 5-23-2025

### 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 (1) existing AHU. 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 (2) existing Boilers. Includes
  - Remove and off-haul (2) existing boilers as shown on bid documents.
  - Remove and off-haul (2) existing hot water pumps.
  - 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 (1) air handling units and associated equipment
- Install (1) new Air Handling unit (AHU)
  - Furnish & install new coil connections, equipment and accessories as shown for both HHW & CHW coils



- Insulate and label all new piping with fiberglass insulation and paper jacketing
- 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 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 FHS Chiller Plant Equipment
  - Install (1) CGAM air cooled chiller
  - Install (2) Variable primary pumps
  - Install (1) Glycol management system
  - Install (1) Expansion tank
  - Install (1) Buffer Tank
  - Install (1) Air dirt separator
- Furnish & install chilled water piping, valves, accessories and supports as shown on bid documents
- 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 (1) AHU, the FHS chiller plant and the HHW coil connections at the AHU

### Boiler Rooms Upgrades

- 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
- Boilers will be furnished with concentric vents
- New Combo Vent to use (E) Roof penetration. Provide counter flashing as necessary to weatherize new opening
- Furnish Factory start-up for both (N) boilers.
- Furnish water balancing of (N) heating hot water system

### Electrical Installation

- Furnish all labor, material and equipment to isolate and disconnect (1) Air Handler. 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
- Coordinate (N) NVE transformer replacement
- Furnish & install breakers for new electrical loads.
- Furnish & install electrical feeders to FHS chiller plant pad mounted panel and chiller
  - Furnish and install 200A 208v/ 3ph panel mounted at chiller pad
  - Furnish & install branch circuitry for all pad mounted equipment and receptacles
  - 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.
- Math Building-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
- Math Building-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.
- Math Building-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.

## Concrete Installation

- Provide all labor, equipment and materials required for the installation of chiller plant pad, 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 FHS chiller plant equipment
  - Furnish & install 6" slab on grade around FHS chiller plant.
  - Furnish & install NVE transformer 10' concrete apron
- Fencing and CMU:
  - Furnish & install full height CMU block on (1) side new FHS chiller yard
  - Furnish & install chain link fence around (3) sides new FHS chiller yard



- Provide double gate entrance
  - Provide privacy slatting
- Furnish pour back of (E) concrete sidewalks where trenching goes through 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 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**

- (2) B-1 & B-2: Boilers
- (2) HWP-B1 & HWP-B2: Primary Pumps
- (2) HWP-1 & HWP-2: Secondary Pumps
- (1) ADS-1: Air/Dirt Separator
- (1) ET-1: Expansion Tank
- (1) BFP-1: Back Flow Preventor
- (1) PRV-1: Pressure Reducing Valve
- (1) CFT-1: Chemical Pot Feeder
- (1) GSV-1: Gas Shut Off Valve
- (1) GFS-1: Glycol Feed Station

**Chiller Plant and AHU**

- (2) CWP-1 & CWP-2: Secondary Pumps
- (1) ADS-2: Air/Dirt Separator
- ET-2: Expansion Tanks
- (1) Louver
- (1) BT-1: Buffer tank
- (1) BFP-2: Backflow Preventor
- (1) PRV-2: Pressure Reducing Valve
- (1) CFT-2: Chemical Pot Feeder
- (1) GFS-2: Glycol Feed Station
- (1) HT-1: Heat Trace
- (1) FS-1: Floor Sink

**Domestic Water Heaters**

- (1) WH-1: Domestic Water Heaters
- (1) TV-1: Tampering valve
- (1) ET-3: Expansion Tanks
- (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	\$1,743,050.00
SIN 334512	\$141,899.95
OLM	\$46,716.00
OPEN MARKET ITEMS	\$174,780.05

➤ **LUMP SUM PRICE FOR ENTIRE PROJECT** **\$2,106,446.00**

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



### Acknowledgement & Acceptance

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