



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: 06/13/2025

Job Name: LCSD – Yerington ES-
Bldg.100, 500, & 600-
HVAC Upgrades

Terms of Delivery: FOB Destination
Full Freight Allowed

Proposal #: 8083089

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 – Yerington ES-HVAC Upgrades Bid Document 5-23-2025
- LCSD – Yerington ES-HVAC Upgrades Prelim Submittals 5-23-2025

Mechanical Installation

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) Bldg. 500 and (1) Bldg. 600. Includes
 - Remove and off-haul (E) Louvers
 - 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 (12) existing Heating Coils interior BLDG. 600. Includes
 - Remove and off-haul (12) existing heating boilers as shown on bid documents.
 - Remove and off-haul coil piping to nearest SOV.
 - SOV to be replaced with new.
 - Remove and off-haul ductwork transition at (E) heating coils
 - Remove classroom ceiling tile and T-Bar and retain for reinstallation.

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) Bldg. 500 and (1) Bldg. 600.
 - 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'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 YES Chiller Plant Equipment-(1) Bldg. 500 and (1) Bldg. 600.
 - Install (2) CGAM air cooled chiller
 - Install (4) Variable primary pumps
 - Install (2) Glycol management system
 - Install (2) Expansion tank
 - Install (1) Buffer Tank
 - Install (2) 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
- Furnish & install controls components as required for complete system operation
- Factory startup of all HVAC equipment
- Bldg. 500-Provide Air & water balance of (1) AHU's, the YES Chiller Plant and the HHW coil connections at each AHU
- Bldg. 600-Provide Air & water balance of (1) AHU's, the YES Chiller Plant and the HHW coil connections at each AHU
- Provide all labor, equipment and materials required for electrical installation as shown in the above-mentioned bid documents.
- Furnish and install electrical feeders for main panel to (N) electrical panel in mezzanine.
 - Conduit to be reused as needed.
- Furnish and install mezzanine RTU electrical panel with breakers.
- Furnish and install new conduit, wire and breaker for 120v convenience outlet located inside equipment mezzanine.

Bldg.600 VAV Terminal Unit Upgrades (12)

- Provide all labor, equipment and materials required for mechanical installation as shown on the above referenced bid documents
- Provide draining of existing HHW system serving (E) reheat coils.
- Demo (12) existing duct mounted reheat coils
- Remove and replace heating coils with (N) VAV terminal units
 - Furnish and install copper piping and accessories to make final connection, including (N) shut off valves and (N) coil kits for all (12) new units.
- Furnish and Install (N) fiberglass insulation on all (N) and hydronic piping.
 - Interior piping with fiberglass insulation and paper jacketing & PVC Fittings
- Furnish modifications of (E) duct work to accept (N) VAV Terminal unit.
 - Provide (N) ductwork transition and exterior insulations for all (N) VAV terminal unit
- Remove and retain (E) T-Bar and ceiling tiles for replacement after completion of mechanical work
- Provide labor assistance for air/water balance of entire building. Including:
 - Provide Pre and post air balance of all registers as shown on bid documents
 - Provide water balance of (12) VAV reheat coils as shown on bid documents
- Provide pipe flushing and install of final chemical/glycol (furnished by owner)
- 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 vent

Bldg.100-Install (1) Glycol Feed Station



- Remove and off-haul (E) glycol feed station
- Disconnect and reconnect (E) piping from Glycol feed station and reconnect (N) Glycol feed station
- Disconnect and reconnect (E) electrical wiring from Glycol feed station and reconnect (N) Glycol feed station.
- Factory start-up of all new equipment

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 1000A 480v/3ph switchgear
 - Furnish breakers for new electrical loads.
 - Furnish breakers for all existing electrical loads.
 - NVE transformers, extension, primary and secondary feeder in accordance with NVE standards.
- Chiller Plant Bldg. 500
 - Furnish and install (1) new 400A-480V/3ph subpanel
 - Furnish and install (1) new 200A-208V/3ph subpanel
 - Furnish and install (1) new 75KVA 480v/208v transformer
 - Furnish breakers for new electrical loads. See bid plan for (N) breaker requirements.
- Chiller Plant Bldg. 600
 - Furnish and install (1) new 400A-480V/3ph subpanel
 - Furnish and install (1) new 200A-208V/3ph subpanel
 - Furnish and install (1) new 75KVA 480v/208v transformer
 - Furnish breakers for new electrical loads. See bid plan for (N) breaker requirements.
- BLDG 500 & 600
 - Install (N) AHU VFD's (furnished by control Subk)
 - 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 YES Chiller plants pad mounted equipment
 - Furnish & install (2) 120v/1 circuits from (E) SWGR in mech room to YES Chiller pads
 - (1) circuit for chiller heater
 - (1) circuit for convenience power outlet
 - Install remote mounted VFD's for Chilled water primary pumps
- Bldg. 100- Disconnect and reconnect (E) Glycol feed station and reconnect (N) Glycol feed station
- 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. 500 and 600-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
 - 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.
- Bldg. 500 and 600-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.
- Bldg. 600-VAV Controls
 - Furnish all labor and material for 24vac power supply, Alerton VAV DDC controllers, Alerton room sensors w/ adjustable setpoint & occupancy override, Supply air temperature sensors, Belimo damper actuators, Belimo 2-way HW control valves.
 - Furnish all labor and material for control conduit, wiring, and terminations.
- Bldg. 100 Glycol Feed Station
 - Furnish all labor and material for Glycol feeder alarm contact monitoring
 - Furnish all labor and material for Control conduit, wiring, and terminations.

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 YES chiller plant equipment
 - Furnish & install 6” slab on grade around YES chiller plant.
- Fencing and CMU:
 - Furnish & install chain link fence around (4) side new YES chiller yard
 - Provide double gate entrance
 - Provide privacy slatting
- Furnish all excavation and backfill earthwork removal and trenching, including electrical, piping and controls.
- Provide concrete finishes as shown on plan set. Match existing concrete where finishes are not clearly defined.
- Furnish pour back of (E) concrete sidewalks that have been removed 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
- We have included locate services for all below grade 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

- 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 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.
- 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 (beyond above scope inclusions)
- 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
- 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 the above scope of work.
 - Air balance downstream of AHU's
 - Water Balance beyond Boiler room, chill water system
- Structural and/or architectural modifications (beyond above scope inclusions)
- Any item not specifically included in scope of work
- Inspection and utility fees
- Short circuit studies on electrical systems.
- BMS Controls Computers, servers, software, printers, etc

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



Mechanical Room-Boiler

- BLDG. 100
 - (1) GFS-1: Glycol Feed Station

Chiller Plant and Air Handling Units

- BLDG 500
 - (2) CWP-5-1 & CWP-5-2: Chilled Water Pumps
 - (1) ADS-5: Air/Dirt Separator
 - (1) BT-5: Buffer Tank
 - (1) ET-5: Expansion Tanks
 - (1) CFT-5: Chemical Pot Feeder
 - (1) GFS-5: Glycol Feed Station
 - (1) BFP-5: Backflow Preventer
 - (1) PRV-5: Pressure Reducing Valve
 - (1) HT-5: Heat Trace
 - (1) FS-1: Floor Sink
 - (1)L-5: Louver
- BLDG 600
 - (2) CWP-6-1 & CWP-6-2: Chilled Water Pumps
 - (1) ADS-6: Air/Dirt Separator
 - (1) BT-6: Buffer Tank
 - (1) ET-6: Expansion Tanks
 - (1) CFT-6: Chemical Pot Feeder
 - (1) GFS-6: Glycol Feed Station
 - (1) BFP-6: Backflow Preventer
 - (1) PRV-6: Pressure Reducing Valve
 - (1) HT-6: Heat Trace
 - (1) FS-1: Floor Sink
 - (1)L-6: Louver

Bldg. 600-VAV Terminal Units

- (12) VAV 6-1 thru VAV6-12: VAV Terminal Units with Reheat

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	\$3,003,825.00
SIN 334512	\$315,186.73
OLM	\$121,528.27
OPEN MARKET ITEMS	\$59,034.00

➤ **LUMP SUM PRICE FOR ENTIRE PROJECT** **\$3,499,574.00**

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