

Lyon County School District Board Memo

Date: September 22, 2026

To: Board of School Trustees

From: Harman Bains, Executive Director of Operations

Re: Summer 2027 Facilities Upgrades

Recommendation:

That the Board of Trustees approve the proposed upgrades to Cottonwood Elementary School (HVAC) \$641,120, Silver Stage Elementary/Middle School Dining Hall (Boilers) \$914,110, Fernley High School (Boilers) Fernley Intermediate School (HVAC/Boilers/Electrical) \$6,016,829, Smith Valley Schools (HVAC/Boilers) \$4,514,620 for a total of \$13,462,189.

Background Information:

The district has been working closely with Trane and CR Engineering over the past several years to develop and execute plans for upgrading and replacing mechanical equipment such as Air Handling Units (AHUs), Rooftop Units (RTU's) and Boilers, in alignment with the Board's approved direction. These efforts include over a dozen successfully completed district-wide projects over the 2024, 2025, and 2026 summer breaks. Summer 2026 projects are all projects on the district wide schedule and are anticipated to be completed as scheduled before students and staff return for the 2027/28 school year.

As in previous years, the district is making this request to ensure the timely receipt of all necessary materials and equipment ahead of the upcoming summer construction window. The estimated lead times for equipment procurement are subject to change, however as of September 2026 are as follows; Chillers and AHUs are approximately 14 weeks; Boilers and Pumps 16 weeks; Larger VAV Package 14 weeks, Electrical switchgear 20 weeks, all contingent upon timely submittal approval and confirmed release to manufacturing. Upon approval, the District will begin working closely with JNA Consulting for a new bond sale in Fall 2026. This bond sale will be utilized to fund all requested projects. The district has the bonding capacity to bond for \$15-20 million a year for each of the next two years with an anticipated \$75 million becoming available in 2029/2030.

Having completed several projects, Trane has acquired the institutional and regional knowledge necessary to continue progressing with the district needs at a more efficient pace. Similar to projects summer 2025 and 2026, work will have started well before first day of summer break with several projects being completed and other well on their way ensuring timely completion.

The district is recommending approval of Trane through their GSA Schedule contracts. GSA contracts offer a significant benefit to public sector agencies by providing access to cooperative contracts and pricing, which help streamline procurement processes and reduce costs. GSA contracts are long-term government wide contracts providing federal, state, and local government buyers access to commercial products and services at volume discount pricing. GSA contracts allow public entities, including school districts, to save time and resources by bypassing the need for extensive bidding processes, while still ensuring compliance with procurement regulations in NRS 332. Additionally, GSA contracts provide a network of pre-vetted suppliers

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like Trane, ensuring reliable, high-quality services that meet the specific needs of public institutions, ultimately delivering cost savings and operational efficiency.

The district will also be developing and publishing bids for two roofing projects at Fernley Intermediate School and Yerington Elementary School MPR and 500 building.

Other district capital improvement projects on a district rotation planned for summer 2027. HVT flooring to be completed at Dayton Elementary School (Main, B, & C), Silver Stage Elementary School (entire), and Yerington High School (entire). Restroom epoxy, Fernley High School (North Gym and Cross Hall sets), Fernley Intermediate School (Main), Silver Stage Elementary School (Main), Dayton High School (Main), and Fernley Elementary School (C bldg).

Budget Considerations:

The district intends to utilize a new bond sale Fall 2026 to fund all projects.

Discussed at Previous Meeting:

N/A

Attachment(s):

LCSD 2027 HVAC Improvements Pricing 20260911
LCSD-2027 Cottonwood ES-Chiller Replacement-GSA Proposal
LCSD-2027 Fernley HS-English and Main Bldg. Boilers-GSA Proposal
LCSD-2027 Fernley IS-HVAC Upgrades-GSA Proposal
LCSD-2027 Silver Stage ES-Boiler Upgrade-GSA Proposal
LCSD-2027 Smith Valley-HVAC Upgrades-GSA Proposal
PLANS-SPECS-East Valley Elementary School-25.pdf
PLANS-SPECS-Fernley Intermediate School & Yerington Elementary School

*Respectfully Submitted,
Harman Bains, Executive Director of Operations
Kirk McCallum, O&M Supervisor*

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