



GSA FEDERAL SUPPLY SCHEDULE PROPOSAL

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

SIN# 238910, 334290, 334512, 511210, 532310, 561210FAC, ANCILLARY, ANCRA, OLM

Customer: Lyon County School District
25 E. Goldfield Avenue
Yerington, NV 89447

Date: August 24th, 2026

Job Name: LCSD-Cottonwood
ES-Chiller
Replacement

Opportunity ID 8731385

Terms of Delivery: FOB Destination
Full Freight Allowed

COOP Quote # C8-xDXAA0-26-002

Terms of Payment: ½ % 10 – Net 30 Days

Trane is pleased to provide the enclosed proposal for your review and approval.

[EO# 14240](#) and [OMB Memo# M-25-31](#) requires agencies to purchase via GSA Schedule as priority. 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 – Cottonwood ES-Chiller Upgrade-Design Set Drawings
- LCSD –2027 HVAC Improvements-Specifications
- LCSD – Cottonwood ES-Chiller Upgrade-Submittals

Chiller Plant Installation

- Furnish all labor, material and equipment as required to isolate, drain, disconnect, demo, and properly dispose of (1) Chiller and associated equipment
- Install all anchors and supports as required to install new piping and equipment
- Install CES Chiller Plant Equipment
 - Install (1) CGAM air cooled chiller
 - Install (2) Variable primary pumps
 - Install (1) Glycol management system
 - Install (2) VFD's
- Furnish and install chilled water piping, valves, accessories and supports as shown on bid documents
- Furnish and install Insulation on all new piping:
 - Interior: fiberglass insulation with paper jacketing
 - Exterior: fiberglass insulation with aluminum jacketing
- Furnish and install pipe labels with directional arrows for all newly installed piping
- Provide Air and water balance of (1) AHU, the FHS chiller plant and the HHW coil connections at the AHU



Electrical Installation

- Furnish all labor, material and equipment to isolate and disconnect (1) Chiller
- Extend and reconnect convenience receptacle and unit light conduit and wire to new units
- Furnish and install breakers for new electrical loads
- Furnish and install electrical feeders to FHS chiller plant pad mounted panel and chiller
- Furnish and install 200A 208v/ 3ph panel mounted at chiller pad
- Furnish and install conduit and wire for new Mini Power Zone panel from PL4
- Furnish and 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

Concrete Installation

- Concrete upgrade and patch back finishes to match existing concrete finishes.
- Structural Concrete
 - Furnish and install concrete equipment foundations for all CES chiller plant equipment
 - Furnish and install 6" slab on grade to extend CES chiller plant pad
- Fencing and CMU
 - Furnish and install chain link fence around (1) sides new FHS chiller yard
 - Provide double gate entrance
 - Provide privacy slatting

BMS Controls Installation

- CES-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, Omnicon 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
- 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 existing Alerton system server and build graphical display
- Provide owner onsite training

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 and install roof counterflashing and penetration modifications as required



General Scope, Assumptions, and Clarifications

- Design and engineering services are by others
- Payment and performance bond is included
- 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 existing Alerton global controllers to be reused for BMS control system

Exclusions and Clarifications

- 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 and 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 and 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

Open Market and Order Level Materials – Required for a Total Solution

Chiller Plant

- (2) CHP-1 and CHP-2: Secondary Pumps
- (1) GFS-2: Glycol Feed Station
- (1) HT-1: Heat Trace
- (2) Variable Speed Drives



Pricing Summary

This is a quote under Trane's GSA MAS Contract. The following is a pricing summary:

➤ **LUMP SUM PRICE FOR ENTIRE PROJECT** **\$641,120.00**

Respectfully submitted,

Ian Leisle
Account Manager
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Reno, Nevada 89502
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This proposal is made subject to Trane's Commercial Supplier Terms and Conditions located online at www.trane.com/gsaschedule/termsofsale and are hereby incorporated by this reference.



Acknowledgement and Acceptance

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