



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-Fernley HS-
English and Main
Bldg. Boiler Upgrades

Opportunity ID 8731389

Terms of Delivery: FOB Destination
Full Freight Allowed

GSA Quote # C8-xDXAA0-26-001

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 – Fernley High School-Boiler Upgrade- Design Set Drawings
- LCSD –2027 HVAC Improvements-Specifications
- LCSD – Fernley High School-Boiler Upgrade Prelim Submittals

Mechanical Scope

Boiler Rooms Demolition-English and Main Building

- Remove and off-haul (4) existing boilers as shown on bid documents
- Remove and off-haul (4) existing heating 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

Boiler Rooms Installation-English and Main Building

- 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 Scope

- Isolate and disconnect (4) Boilers
- 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 HHW pumps
- Provide conduit and wire from VFDs to motors
- 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 Scope

- FHS Dining Hall and Main 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.

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
- 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



Exclusions & 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 & 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

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

Math and Main Building Room

- (4) B-1E, B-2E, B-1M & B-2M: Boilers
- (4) HWP-1E, HWP-2E, HWP-1M & HWP-2M: Primary Pumps
- (4) HWP-B1E, HWP-B2E, HWP-B1M & HWP-B2M: Secondary Pumps
- (2) ADS-1M & ADS-1E: Air Dirt Separator
- (2) ET-1E & ET-1M: Expansion Tank
- (2) BFP-1E & BFP-1M: Backflow Preventor
- (2) PR-1E & PRV-1M: Pressure Reducing Valve
- (2) CFT-1E & CFT-1M: Chemical Pot Feeder
- (2) GSV-1E & GSV-1M: Gas Shut Off Valve
- (2) GFS-1E & GFS-1M: Glycol Feed Station



Pricing Summary

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

- **LUMP SUM PRICE FOR ENTIRE PROJECT** **\$1,375,510.00**
 - English Building Boiler Plant.....\$734,600.00
 - Main Building Boiler Plant.....\$640,910.00

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	_____