



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
Intermediate School-
HVAC Upgrades

Opportunity ID 8731397

Terms of Delivery: FOB Destination
Full Freight Allowed

COOP Quote # C8-xDXAA0-26-003

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 Intermediate School-HVAC Upgrade- Design Set Drawings
- LCSD –2027 HVAC Improvements-Specifications
- LCSD – Fernley Intermediate School -HVAC Upgrade Submittals
- LCSD – Fernley Intermediate School – Electrical Service Upgrade Bid Documents

Mechanical Scope Main and Office

- Remove and off-haul (15) existing split system units
 - Remove and haul (11) split system in classroom and (4) in office
 - Remove and off-haul existing refrigerant piping for all (15) splits system
 - Refrigerant piping to be abandoned below ground and capped
 - Remove and off haul existing supply and return ductwork and plenum
 - Removal and off-haul existing air handling unit through louver opening
 - Remove and off haul existing gas piping from furthest unit to gas main of east side of building
 - Remove and off haul existing condensate drain piping
 - Removal and off haul of Electrical conduit, wire, VFD's, and disconnect equipment mezzanine
 - Remove and off haul roofing membrane and sheathing at 15 locations in prep for new equipment curbs
- Furnish and install (15) new RTU equipment curbs
 - Furnish and install all structural framing and components to support new roof load
 - Furnish and install roofing to match existing and make new curb weather tight
 - Furnish and install (15) RTU on new rooftop equipment curbs
 - Furnish and install condensate piping as shown on bid documents
 - Furnish and install new gas piping and final connection to (15) RTU's



- new gas regulator, gas valves and shutoff valves
- Gas piping penetration at roofing to be seal weather tight

Mechanical Scope MPR and Annex

- Remove and off-haul (4) existing split system units
 - Remove and haul (2) split systems for MPR and (2) split system at Annex
 - Remove and off-haul existing refrigerant piping for all (4) splits system
 - Remove and off haul existing supply and return ductwork and plenum
 - Removal and off-haul existing air handling unit through louver opening
 - Remove and off haul existing gas piping connection at mezzanine to annex splits systems
 - Remove and off haul existing condensate drain piping
 - Removal and off haul of electrical conduit, wire, and disconnect equipment mezzanine.
 - Remove and off haul roofing membrane and sheathing at 4 locations in prep for new equipment curbs
- Furnish and install (4) new RTU equipment curbs
 - Furnish and install all structural framing and components to support new roof load
- Furnish and install roofing to match existing and make new curb weather tight
- Furnish and install (4) RTU on new rooftop equipment curbs
- Furnish and install condensate piping as shown on bid documents
- Furnish and install new gas piping and final connection to (4) RTU
 - Includes new gas regulator, gas valves and shutoff valves
 - Gas piping penetration at roofing to be seal weather tight

Mechanical Scope Building H

- Remove and haul (2) rooftop mounted units and (1) ground mounted unit
 - Crane operations for all units
- Remove and off haul existing supply and return ductwork and plenum
- Remove and off haul existing gas piping connection at (3) packaged unit
- Remove and off haul existing condensate drain piping
- Removal and off haul of electrical conduit, wire, and disconnect equipment
 - Remove and off haul roofing membrane and sheathing at 2 locations in prep for new equipment curbs
- Furnish and install (2) new RTU equipment curbs and (1) ground mount unit
 - Furnish and install all structural framing and components to support new roof load
- Furnish and install roofing to match existing and make new curb weather tight
- Furnish and install (2) RTU on new rooftop equipment curbs and (1) at ground level equipment enclosure
- Furnish and install condensate piping as shown on bid documents
- Furnish and install new gas piping and final connection to (3) packaged units
 - Gas piping penetration at roofing to be seal weather tight

Mechanical Scope 5th Grade Boiler Scope

- 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 existing 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
- 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 and Install pipe and accessory insulation with PVC fittings
- Furnish and install pipe labels with directional arrows on all newly installed pipe and pipe systems



- Furnish and install phenolic labels for all tagged equipment above
- Furnish and install (NO roofing penetration for (2) flue vents. Provide counter flashing as necessary to weatherize new opening
- Furnish Factory start-up for both new boilers
- Furnish water balancing of new heating hot water system

Electrical Scope

- Furnish all labor, material and equipment to isolate and disconnect Main Building, Office, Building H, Annex and 5th Grade building. 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.
 - Extend and reconnect convenience receptacle and unit light conduit and wire to new units
- Furnish and install electrical feeders to all SVS Library, Middle School and High School rooftop mounted units, VAV's, Boilers
 - Main and Office
 - Furnish and install new breakers, conduit and wire to make final connection to (11) new rooftop equipment
 - MPR/Annex
 - Furnish and install new disconnect, conduit and wire to two new rooftop units
 - Building H
 - Furnish and install new disconnect, conduit and wire to make final connection to two new rooftop unit and (1) ground mounted package unit
 - 5th Grade Boiler
 - Furnish and install new conduit and wire to make final connection new HHW pump
 - Furnish and Install wall mounted VFD's for HHW pumps
 - Furnish and install new conduit and wire to make final connections to new Boiler, Gas Valve, Circulating pumps
 - Furnish and install branch circuitry for all pad mounted equipment and receptacles
 - 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.
- Main and Office-
 - Demo existing controls prior to equipment removal, temperature control panels, 24vac control transformers, Alerton DDC controllers, room temperature. supply air temperature sensors, mixed air temperature sensors, return air temperature sensors, filter DP transmitter, fan start/stop control, fan status monitoring, cooling staging control, heating staging control, economizer control, smoke shutdown interlocks/BAS alarm
 - Control conduit, wiring, and terminations MPR/Annex
 - Furnish and install new disconnect, conduit and wire to two new rooftop units
 - Gas Detection
 - Honeywell E3SA/E3CH4 gas detectors
 - Control conduit, wiring, and terminations
- MPR and Annex
 - Demo existing controls prior to equipment removal, temperature control panels, 24vac control transformers, Alerton DDC controllers, room temperature. supply air temperature sensors, mixed air temperature sensors, return air temperature sensors, filter DP transmitter, fan start/stop control, fan status monitoring, cooling staging control, heating staging control, economizer control, smoke shutdown interlocks/BAS alarm
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- Furnish and install new disconnect, conduit and wire to two new rooftop units
- Gas Detection
 - Honeywell E3SA/E3CH4 gas detectors
 - Control conduit, wiring, and terminations
- Building H
 - Demo existing controls prior to equipment removal, temperature control panels, 24vac control transformers, Alerton DDC controllers, room temperature. supply air temperature sensors, mixed air temperature sensors, return air temperature sensors, filter DP transmitter, fan start/stop control, fan status monitoring, cooling staging control, heating staging control, economizer control, smoke shutdown interlocks/BAS alarm
 - Control conduit, wiring, and terminations MPR/Annex
 - Furnish and install new disconnect, conduit and wire to two new rooftop units
 - 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
- 5th Grade Boiler
 - 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
- Electrical Service Upgrade
 - Furnish and install 1600A 208v/3ph/4W switch gear
 - Remove and reinstall the existing NV Energy transformer on a new transformer pad
 - Coordinate with NVE for interconnection of new service
 - Furnish and install secondary conduit from NVE transformer to new switch gear
 - Furnish and install new transformer pad and box extension according to NVE standards
 - Furnish and install branch circuitry from new switch gear to existing secondary conduits into building
 - Furnish and install new 600A 208v/3ph distribution panel for added HVAC loads
 - Relocate existing light pole as shown
- Provide system programming and check out.
- Provide integration into existing Alerton system server and build graphical display.
- Provide owner onsite training.

General Construction Installation

- Trane to provide temporary weather proofing over weather exposed openings
- Furnish and install roof counterflashing and penetration modifications as required
- Furnish and install new framing and blocking as shown on bid documents
- Remove and replace acoustic ceiling tiles and grid as shown on bid documents
- Remove and replace sheet rock ceilings and walls as needed
- Removal of existing concrete, CMU, light pole base and tree for new electrical service
- Paint replaced surfaces to match existing
- Concrete pads as shown

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 any equipment, registers and grills not noted on referenced bid plans
- 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.
- 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
- 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

H-Building

- (2) 5 ton-Trane Gas Fired/DX RTU
- (1) 5 Ton-Rheem Gas Fired/DX RTU

Office

- (2) 3 ton-Trane Gas Fired/DX RTU
- (2) 5 ton-Trane Gas Fired/DX RTU

Classrooms

- (2) 3 ton-Trane Gas Fired/DX RTU
- (7) 4 ton-Trane Gas Fired/DX RTU
- (2) 5 ton-Trane Gas Fired/DX RTU



Multipurpose Room

- (2) 15 ton-Trane Gas Fired/DX RTU

Multipurpose Room-Annex

- (2) 7.5 ton-Trane Gas Fired/DX RTU

5th Grade Boiler Room

- (2) Lochinvar Condensing Boilers
- (2) Lochinvar Primary Pumps
- (2) Bell and Gossett Secondary Pumps
- (1) Air/Dirt Separator
- (1) Taco Expansion Tank
- (1) Chemical Pot Feeder
- (2) Gas Shut Off Valve
- (1) Glycol Feed Station
- (1) Wilkins Backflow Preventor
- (1) Pressure Reducing Valve
- (1) LPV-1: Liquid Propane Vaporizer
- (2) VFD-HP1 and VFD-HP2-Variable Frequency Drives
- (1) MAU-1-Make-up Air Unit
- (1) SF-1: Supply fan
- (1) DF-1: Indirect Gas Fire Duct Furnace



Pricing Summary

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

➤ LUMP SUM PRICE FOR ENTIRE PROJECT	\$6,016,829.00
➤ 5 th Grade Building Boiler Upgrades.....	\$647,650.00
➤ Annex Split System Upgrade.....	\$761,820.00
➤ Main Building/Office HVAC Upgrades.....	\$3,332,830.00
➤ Building H RTU Upgrade.....	\$749,140.00
➤ Electrical Service Upgrade.....	\$525,389.00

Respectfully submitted,

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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	_____