



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-Smith Valley
School-HVAC
Upgrades

Opportunity ID 8731414

Terms of Delivery: FOB Destination
Full Freight Allowed

GSA Quote # C8-xDXAA0-26-005

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 – Smith Valley School-HVAC Upgrade- Design Set Drawings
- LCSD –2027 HVAC Improvements-Specifications
- LCSD – Smith Valley School-HVAC Upgrade Submittals

Mechanical Library

- Remove and off haul (2) ground mounted package unit
 - Includes disconnecting of condensate and LP gas piping
- Remove and off haul exterior ductwork and power exhaust
- Furnish and install (2) new ground mounted package units on (E) concrete pad: Includes
 - Furnish and install (N) ground mounted curb
 - Furnish and install (N) power exhaust
 - Furnish and install (N) exterior ductwork as shown on bid documents
 - Furnish and install final connection for electrical, condensate and gas
- Provide Air balancing of Supply, Return and Exhaust systems as shown

Mechanical Middle School

- Remove and off haul two (E) mezzanine AHU's and associated ductwork
- Remove and off haul four (E) fan Coils
- Remove and off ahul HWS/R piping and ductwork as shown on bid documents



- Remove and off haul six (E) outdoor condensing unit
- Remove and off haul (E) electrical to (4) RTU and (2) AHU's connections
- Furnish and install (N) ductwork and insulation as shown on bid documents
- Furnish and install the following equipment:
 - (6) Rooftop unit
 - (1) Supply fans
 - (1) Indirect gas fired furnace
- Furnish and install equipment includes:
 - Equipment curbs.
 - Interior ductwork and ductwork supports
 - Includes ductwork insulation
 - LP gas piping and condensate drain piping
 - Includes crane operations.
- Provide Air balancing of Supply, Return and Exhaust systems as shown
- Provide start-up of newly installed equipment
- Furnish and install phenolic labels for all tagged equipment above

Mechanical High School

- Remove and off haul (E) rooftop equipment
 - (1) existing 3-ton condensing unit and refrigerant piping
 - (1) Intake and (2) relief hood and curbs
 - (1) make-up air unit
 - (1) multizone unit 1 and 2
- Remove and off haul (E) fuel oil tank and associated piping
- Furnish and install equipment
 - (2) Air conditioning units
 - (1) Rooftop units
 - (1) Make-up air unit
 - (11) Terminal VAV's
- Furnish and Install (N) High School equipment
 - (4) equipment curbs
 - interior ductwork and ductwork supports for (N) Air Conditioning unit, VAV and MAU's.
 - Includes ductwork insulation
 - Reroute and installation of (N) LP gas piping and condensate drain piping.
 - Includes ductwork insulation on all (N) interior ductwork
 - Includes crane operations
- Furnish and install (N) ductwork, supports and insulation
- Boiler Room scope of work
 - Remove and off-haul (1) existing boilers as shown on bid documents
 - Remove and off-haul (2) 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 abandoned domestic water tank
 - Remove and off-haul make up water piping, pressure reducing valve, and backflow preventor as shown on 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
 - Combustion air fan is a part of this scope



- Furnish and Install (2) combustion air penetration, flashing, weatherproofing, roofing and ductwork
 - (E) Flue vent penetrations are to be reused
- Provide Air balancing of Supply, Return and Exhaust systems as shown
- Provide water balance of systems as shown
- Provide start-up of newly installed equipment.
- Furnish and install phenolic labels for all tagged equipment above

Electrical Installation

- Isolate and disconnect Library, Middle School and High School Equipment. 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 and install remote mounted VFD's for HHW pumps
 - 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 electrical feeders to all SVS Library, Middle School and High School rooftop mounted units, VAV's, Boilers
 - Library
 - Furnish and install (NN feeder to exterior equipment pad
 - Furnish and install (N) breaker panel at equipment pad
 - Furnish and install (N) breakers, conduit and wire to make final connection to (N) equipment
 - Middle School
 - Furnish and install (N) conduit and wire from (E) electrical panel to six (N) rooftop equipment as shown on bid documents
 - High School Boiler
 - Furnish and install (N) breakers, conduit and wire from (E) panel for (N) HHW pump
 - Furnish and install conduit and wire for VFD's
 - Furnish and install (N) breakers, conduit and wire from (E) panel for (N) Boiler, Gas Valve, Circulating pumps
 - High School Main
 - Furnish and install breaker, conduit and wire for (12) new VAV as shown on bid documents
 - Furnish and install breaker, conduit and wire for (1) new MAU as shown on bid documents
 - Furnish and install breaker, conduit and wire for (1) new RTU-H3 as shown on bid documents
 - Furnish and install conduit and wire for Ac-1 and AC-2
 - 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

- Provide all labor, equipment and materials required for the extension of existing (2) new LP gas tank pads
- Concrete upgrade and patch back finishes to match existing concrete finishes.
- Structural Concrete:
 - Furnish and install concrete equipment pad extensions for SVS High School and Middle School equipment Tank
 - Provide equipment and labor for trenching and backfill for electrical and gas piping at both the Middle School and High School tank yard
 - Furnish and install 6" slab on grade to extend SVS fuel oil pad.
- Fencing and CMU:
 - Furnish and install chain link fence at (N) LP gas tank yard
 - Provide double gate entrance



- Provide privacy slatting

BMS Controls Installation

- Controls upgrade to match existing systems
- SVS Library AHU's Control
 - 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 library
 - Furnish and install (N) disconnect, conduit and wire to two (N) rooftop units
- SVS Middle School and Shop- AHU's Control
 - 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 library
 - Furnish and install (N) disconnect, conduit and wire to two (N) rooftop units
- SVS HS-HVAC and Boiler 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 and install (N) VFD's at HHW pumps
 - ABB VFD startup and commissioning.
 - Furnish and install (N) disconnect, conduit and wire to two (N) rooftop units
- SVS HS-RTU, VAV and MAU Control
 - Temperature control panels, 24vac control transformers, Alerton DDC controllers, room temperature sensors. (CO2 combo where specified on drawings, supply air temperature sensors, mixed air temperature Demo existing controls prior to equipment removal.
 - sensor, 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
- VAV RTU Controls (2 TOTAL):
 - Demo existing controls prior to equipment removal
 - BACnet Integration with factory Trane controls, room temperature sensors, building static pressure tubing, pickups, etc., duct static pressure tubing, pickups, etc, smoke shutdown interlocks/BAS alarm, control conduit, wiring, and terminations.
- VAV Controls
 - Demo existing controls prior to equipment removal
 - Alerton VAV DDC controllers, room temperature sensors, supply air temperature sensors, Belimo damper actuators, Belimo HW control valves, control conduit, wiring, and terminations.
- MAU Controls
 - Demo existing controls prior to equipment removal
 - Temperature control panel, 24vac control transformer, Alerton DDC controller, room temperature sensor. supply air temperature sensor, filter DP transmitter, fan start/stop control, fan status monitoring, evap Pump start/stop control, evap Pump status monitoring, Belimo fill and drain control valves, Belimo OA



damper actuator, smoke shutdown interlocks/BAS alarm, freeze stat and shutdown interlocks/Bas alarm, control conduit, wiring, and terminations

- 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

- Trane to provide temporary weather proofing over weather exposed openings
- Furnish and install roof counterflashing and penetration modifications as required
- Furnish and install new roof hatch at high school boiler room
- Furnish and install new ladder access at middle school exterior yard
- 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
- Paint replaced surfaces to match existing

Fuel Oil Tank Remediation

- Remove existing fuel oil (Red #2) from the existing fuel 10,000 gal. fuel tank according to EPA and Nevada state regulations
 - Assumed 5,000 gal or less in tank at time of removal
- Remove and off haul the existing 10,000 gal. fuel tank and accessories

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 (E) Alerton global controllers to be reused for BMS control system

Exclusions and Clarifications

- Design and engineering services
- ADA path of travel work
- 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

High School, Middle School and Library

- (2) B-1 and B-2: Boilers
- (2) HWP-1 and HWP-2: Primary Pumps
- (2) HWP-B1 and HWP-B2, HWP-B1M and HWP-B2M: Secondary Pumps
- (1) ADS-1: Air Dirt Separator
- (1) ET-1: Expansion Tank
- (1) BFP-1: Backflow Preventor
- (2) PRV-1 and PRV-2: Pressure Reducing Valve
- (1) CFT-1: Chemical Pot Feeder
- (1) GSV-1: Gas Shut Off Valve
- (1) GFS-1: Glycol Feed Station
- (2) GPR-M1 and GPR-H1: High Pressure Gas Regulator
- (2) GPR-M2 and GPR-H2: Low Pressure Gas Regulator
- (1) DV-1: Drain Valve
- (1) FV-1: Fill Valve
- (2) PT-1 and PT-2: Propane Tank
- (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	\$4,514,620.00
➤ Middle School HVAC Upgrades.....	\$1,449,740.00
➤ Library Packaged Unit Upgrade.....	\$332,120.00
➤ High School Main HVAC Upgrades.....	\$1,815,890.00
➤ High School Boiler Plant Upgrade.....	\$916,870.00

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	_____