



AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
 Allen County Schools - Campus Air
 Quality and Building Upgrades
 Scottsville, Ky
OWNER: *(name and address)*
 Allen County Board of Education
 570 Oliver Street
 Scottsville, KY 42164
CONTRACTOR: *(name and address)*
 Green Mechanical Construction
 322 West Main Street
 Glasgow, Ky 42141

CONTRACT INFORMATION:
 Contract For: BP 220-01
 Mechanical
 Date: December 27, 2022
ARCHITECT: *(name and address)*
 Sherman Carter Barnhart PSC
 2405 Harrodsbrg Road
 Lexington, KY 40504

CHANGE ORDER INFORMATION:
 Change Order Number: 004
 Date: December 22, 2023
CONSTRUCTION MANAGER: *(name and address)*
 Alliance Corporation
 116 E. College Street
 Glasgow, KY 42141

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Material and installation of the Easy Water Series C Treatment System for the Allen County Intermediate Center.

The original Contract Sum was	\$	<u>1,323,223.00</u>
Net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>1,323,223.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>37,200.00</u>
The new Contract Sum including this Change Order will be	\$	<u>1,360,423.00</u>

The Contract Time will be unchanged by Zero (0) days.
The Contractor's Work shall be substantially complete on

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Sherman Carter Barnhart PSC
ARCHITECT *(Firm name)*

Alliance Corporation
CONSTRUCTION MANAGER *(Firm name)*

SIGNATURE
Jennifer Cash, Associate Principal
PRINTED NAME AND TITLE

SIGNATURE
Billy Parson, Project Manager
PRINTED NAME AND TITLE

DATE:

DATE:

Green Mechanical Construction
CONTRACTOR *(Firm name)*

Allen County Board of Education
OWNER *(Firm name)*

SIGNATURE
Daniel Turner, Project Manager
PRINTED NAME AND TITLE

SIGNATURE
Travis Hamby, Superintendent
PRINTED NAME AND TITLE

DATE:

DATE:



AIA Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
Allen County Various Projects
Scottsville, KY

CONTRACT INFORMATION:
Contract For: General Construction
Date:

Architect's Project Number: 2206
Proposal Request Number: 001 - REVISED
Proposal Request Date: June 7, 2023

OWNER: *(name and address)*
Allen County Board of Education
570 Oliver St.
Scottsville, KY 42165

ARCHITECT: *(name and address)*
Sherman Carter Barnhart Architects PLLC
144 Turner Commons Way
Suite 110
Lexington, KY 40508

CONTRACTOR: *(name and address)*
Alliance Corporation (CM) - Glasgow
116 E. College Street
Glasgow, KY 42141

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Zero (0) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Refer to attached documents.

Attachments: STW Proposal Request and Description, Sheet M2.4A and M3.41

(REVISION - includes additional information per attachments M2.4A and M3.4A.)

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:


Mitch Hunter, Construction
Administrator

PRINTED NAME AND TITLE

Provide itemized pricing for all labor and material to provide and install E Z Water System to Owner's existing filtration system.



PROPOSED CHANGE ORDER

PROJECT Allen County Schools Campus Air Quality

CONTRACTOR/SUPPLIER Green Mechanical

BID PACKAGE 220

DETAIL ITEM AMOUNT

LABOR	\$	} SYSTEM	-
MATERIALS	\$		-
PROFIT & OVERHEAD	\$		-
BOND INSURANCE	\$		-
COST BREAKDOWN TOTAL		\$	<u>37,200.00</u>

DESCRIPTION
Material & installation of the Easy WATER Series C
Treatment System for the Allen County Intermediate Center

PR # 001 Revised (ATTACH PR)

- CHANGE ORDER INITIATED BY:
- ARCHITECT/ENGINEER
 - OWNER
 - CONTRACTOR
 - CM
 - CODE OFFICIAL
 - OTHER _____

PLEASE INCLUDE THIS FORM WITH EVERY CHANGE ORDER.



December 12th, 2023

To: Alliance
Attn: Billy Parsons
Re: **Allen County Building Upgrades**
Proposed Change Order #001 REV#1
Easy Water Treatment

Mr. Parsons:

Please consider our pricing to provide all labor, materials, tools, and equipment per Shrout Tate Wilson's attached request. Our pricing includes the following:

Intermediate Center

- Provide and install Easy Water Series C Treatment System in lieu of pot filter/feeder
 - Model #CLC-1000
 - Electrical connection by others
- Option #1 Pre-Plumbed & Pre-Wired Skid = \$36,200.00
- Factory Startup = \$1,000.00
- **Grand Total Installed = \$37,200.00**

High School

- Provide and install Easy Water Series C Treatment System
 - Model #CLC-2000
 - Electrical connection by others
- Option #1 Pre-Plumbed & Pre-Wired Skid = \$38,900.00
- Factory Startup = \$1,000.00
- Material to Connect from Existing Piping to Skid = \$2,380.00
- 103 labor hours @ 53.27hr = \$5,486.81
- PM + OHP = \$4,776.68
- **Grand Total Installed = \$52,543.49**

Please note that this proposal does not include:

- Any other work, equipment, or piping not specifically listed above
- Electrical Connections to skids
- Line voltage wiring or conduit
- Backflow Prevention Devices
- Additional water treatment material/components
- Water treatment service or contract
- Housekeeping pads
- Pumps other than provided with treatment skid(s)
- KY Sales Tax on Equipment Skids – School is Exempt

Please let me know if you have any questions about the pricing or scope of these changes. This proposal is valid for ten (10) days. If you would like us to proceed with the scope of work identified above, please provide your authorization below and return this document. Thank you for your consideration and continued business.

Best regards,

Daniel Turner
Green Mechanical Construction, Inc.



PROPOSAL

Date: June 7, 2023
Project: Allen County Schools – Closed Loop Systems
Location: Prestonsburg, KY
Note: Return on investment expected to be in 1.08 years. Please see note, description, and ROI calculation at the bottom of this proposal.
Revision: 2, To include skid mounted and components options.

MECHANICAL EQUIPMENT:

Allen County Intermediate Center - EasyWater Treatment

(Full Freight Allowed, Tax not included)

Option 1: Pre-Plumbed and Pre-Wired Skid Mounted PRICE: \$36,200

Option 2: Individual Components Plumbed and Wired on Site PRICE: \$24,300

Startup PRICE \$1,000

• **Qty. 1 EasyWater Series C Treatment System**

- Model # CLC-1000
- Max System Gallons: 4,000
- Steel Tank Dimensions: 12"x60"
- Sidestream GPM: 12
- Contains a dissolved oxygen removal media to remove dissolved oxygen from the closed loop and minimize the threat of bacteria growth
- No-salt conditioner
 - Helps remove existing deposits while keeping new ones from forming
 - Breaks down the cell wall of bacteria
 - Increases filtration effectiveness by causing flocculation of particles
- Sediment shield Filtration Media
 - Helps filter bacteria from the closed loop and backwash it into a drain
 - Minimizes erosion of pump seals and impellers
- Components
 - Pump
 - Dissolved Oxygen and Sediment Filtration Tank
 - No-Salt Conditioner with Treatment Wrap



Figure 1: Samples taken on 12/2/2022 at Allen Co IS and Allen Co HS

Allen County High School - EasyWater Treatment

(Full Freight Allowed, Tax not included)

Option 1: Pre-Plumbed and Pre-Wired Skid Mounted PRICE: \$38,900

Option 2: Individual Components Plumbed and Wired on Site PRICE: \$53,300

Startup PRICE \$

- **Qty. 1 EasyWater Series C Treatment System**

- Model # CLC-2000
- Max System Gallons: 10,000
- Steel Tank Dimensions: 18"x60"
- Sidestream GPM: 25
- Contains a dissolved oxygen removal media to remove dissolved oxygen from the closed loop and minimize the threat of bacteria growth
- No-salt conditioner
 - Helps remove existing deposits while keeping new ones from forming
 - Breaks down the cell wall of bacteria
 - Increases filtration effectiveness by causing flocculation of particles
- Sediment shield Filtration Media
 - Helps filter bacteria from the closed loop and backwash it into a drain
 - Minimizes erosion of pump seals and impellers
- Components
 - Pump
 - Dissolved Oxygen and Sediment Filtration Tank
 - No-Salt Conditioner with Treatment Wrap

Notes:

- Proposal is valid for 30 days
- Tax is not included. Full freight allowed

ADDITIONAL NOTE:

I wanted to thoroughly explain the options that I see going forward at ACHS and ACIC. As you can see from the water samples, there is a significant amount of electromagnetic sludge built up in these systems. This is from pieces of your carbon steel piping chipping off. Obviously, this will clog up your heat exchangers, strainers, etc. and cause a lot of issues down in your system. Piping will continue to chip off in your system due to dissolved oxygen eating up the pipe walls and heat exchangers in your system. The corrosion levels in your systems are extremely high and I am confident it is because of the dissolved oxygen in your system. Your pipe walls are thinning out because of the dissolved oxygen content in the water. This can be seen because of the presence of carbon steel shavings in the samples that we took.

There are two different approaches to try and remedy the issues in your system:

1. Install a water cleaning technology to take care of the real issue – Easywater Series C system (product sheet attached)
 - a. This will completely take care of the water and prevent any further damage to your pipes and heat exchangers. It does this by taking care of the 3 main problems in your system:
 - i. Removes the dissolved oxygen in your water – this fixes the corrosion problem in your system
 - ii. Sediment filtration media will filter down to submicron levels to remove the fine metal and magnetite particles in your system that was seen in the sample
 - iii. The no-salt conditioner helps remove the existing particles and keeps new deposits from forming.
 - b. This system will completely remove any need for chemicals in your closed loop system.
 - c. This completely removes the root of the issue and not just the symptoms you are seeing.
2. Install a sidestream filter that will “band-aid” the system (Skidmore xpot product)
 - a. IF you do go this route, I HIGHLY recommend doing the skidmore X-Pot because of the magnetic filtration component.
 - b. This will NOT solve the issue, this will just continue to filter out the shavings that you get from your pipe deteriorating.

My recommendation is to go with the Easywater Series C system to truly take care of the issue and not just continue to filter out the ongoing issues that will continue to happen. This will also DRAMATICALLY increase your heat exchange efficiency. I have done an ROI calculation for you on your specific system. The ROI I came up with on here is 1.95 years. Plus this doesn't take into account any kind of maintenance time saved or service calls that you may experience from the issues that the dirty water will continue to cause.

If you want to change around some of the numbers on here, you can follow this link:

<https://easywater.com/commercial/roi-calculators/>

Exclusions:

Quote does not include the following unless specifically listed above:

Applicable taxes, permits or fees if required. Installation, external controls, control valves, power or control wiring, conduits, or installation of power or control wiring, disconnects, smoke/fire detectors or alarms, mounting equipment, curbs, rails, equipment stands or pads, fittings, transitions, sound traps, damper actuators, insulation, hangers, rods, unistrut, angle iron, hardware, copper piping, steel piping, natural gas piping, gas cocks, P/T ports, strainers, elbows, tees, reducers, air vents, solder, flux, firestopping, caulking, sealants, test and / or balance of air or water, check, test, startup or labor warranty.

Please note: All control points required may not be included in unit(s) stand-alone DDC controller, even if a protocol device is provided. It is the temperature controls contractor's responsibility to ensure all points are covered

Thank you for considering Bluegrass Hydronics & Pump for your HVAC equipment needs. Please contact us with any questions concerning this offer of sale.

**Respectfully at your service,
Zach McKinney**

BLUEGRASS HYDRONICS & PUMP, LLC.

**13151 Middletown Industrial Blvd
Louisville, KY 40223
Tel (502) 451-6100
Fax (502) 810-5656
Cell (270) 210-7480
Zach@bluegrasshydronics.com**

We offer to furnish this equipment in accordance with each manufacturer's standard terms and conditions of sale, if purchased directly. Terms of this Offer of Sale are net 30 days from invoice date, with a 1.5% service charge per month applicable thereafter. Pricing stated does not include any state or federal taxes, incidental fees or permits. Pricing includes freight F.O.B. factory. Guaranteed payment terms may be required based on credit worthiness and past payment history. Retainage of any kind is unacceptable. The purchaser shall reimburse attorney's fees incurred by Bluegrass Hydronics & Pump to pursue payment. Purchaser grants to Bluegrass Hydronics & Pump a security interest in the goods listed on this offer of sale. Purchaser agrees that any dispute arising from this offer of sale shall be submitted to Fayette Circuit Court in Lexington KY and purchaser agrees that it will be subject to personal jurisdiction in that court. This Offer of Sale and the associated pricing herein are valid for 60 days.

Check, Test and Start-Up:

If we have included start-up in this quotation we will; start the equipment, correct any warranty items found at start-up and verify that the equipment is operating as specified. All peripheral equipment effecting our equipment must be installed and functioning before start-up. Additional service calls which are not the result of deficiencies in the equipment or our workmanship will be billed in addition to this quote at our standard labor and mileage rates.

Phasing / Shipping Releases:

We have a maximum of ONE (1) release(s) for this project above, we will be glad to provide you an additional quote for additional releases if necessary. Quote includes shipping to Kentucky address. If quote is accepted, equipment will be shipped to successful bidders office/warehouse unless otherwise noted on purchase order. Bluegrass Hydronics & Pump is not responsible for uncounted, missing or damaged equipment that is accepted through shipping.

Proposal Request

Date: 05/17/2023

Project Name: Allen County Schools

Project No.: 23028

To: Mitch Hunter, Jennifer Cash

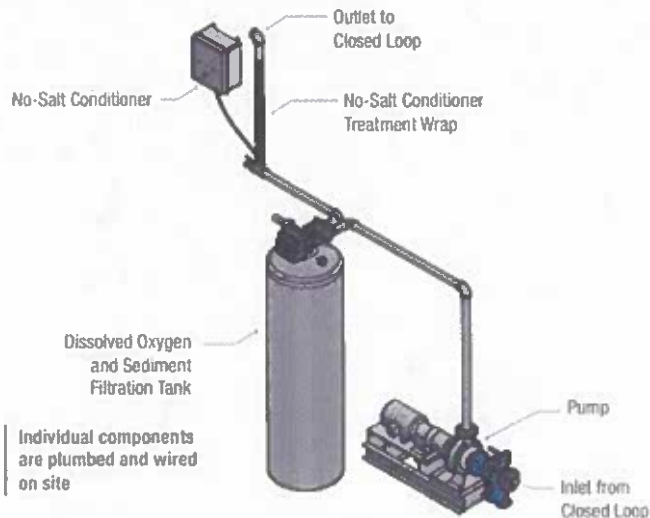
From: Brandon Cecil

Please provide pricing for the following:

Allen County Scottsville HS - EasyWater Treatment

- **Qty. 1 EasyWater Series C Treatment System**

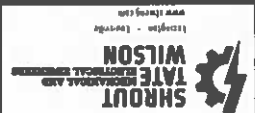
- Model # CLC/CLH-2000
- Max System Gallons: 10,000
- Steel Tank Dimensions: 18"x60"
- Sidestream GPM: 25
- Contains a dissolved oxygen removal media to remove dissolved oxygen from the closed loop and minimize the threat of bacteria growth
- No-salt conditioner
 - Helps remove existing deposits while keeping new ones from forming
 - Breaks down the cell wall of bacteria
 - Increases filtration effectiveness by causing flocculation of particles
- Sediment shield Filtration Media
 - Helps filter bacteria from the closed loop and backwash it into a drain
 - Minimizes erosion of pump seals and impellers
- Components
 - Pump
 - Dissolved Oxygen and Sediment Filtration Tank
 - No-Salt Conditioner with Treatment Wrap



Allen County Intermediate Center - EasyWater Treatment

- **Qty. 1 EasyWater Series C Treatment System**
 - Model # CLC/CLH-1000
 - Max System Gallons: 4,000
 - Steel Tank Dimensions: 12"x60"
 - Sidestream GPM: 12
 - Contains a dissolved oxygen removal media to remove dissolved oxygen from the closed loop and minimize the threat of bacteria growth
 - No-salt conditioner
 - Helps remove existing deposits while keeping new ones from forming
 - Breaks down the cell wall of bacteria
 - Increases filtration effectiveness by causing flocculation of particles
 - Sediment shield Filtration Media
 - Helps filter bacteria from the closed loop and backwash it into a drain
 - Minimizes erosion of pump seals and impellers
 - Components
 - Pump
 - Dissolved Oxygen and Sediment Filtration Tank
 - No-Salt Conditioner with Treatment Wrap

PROJECT NO. 100000
 DATE: 06/15/2023
 DRAWING NO. 100000-01
 SHEET NO. M2.4A



HIGH SCHOOL ENLARGED MECH ROOM

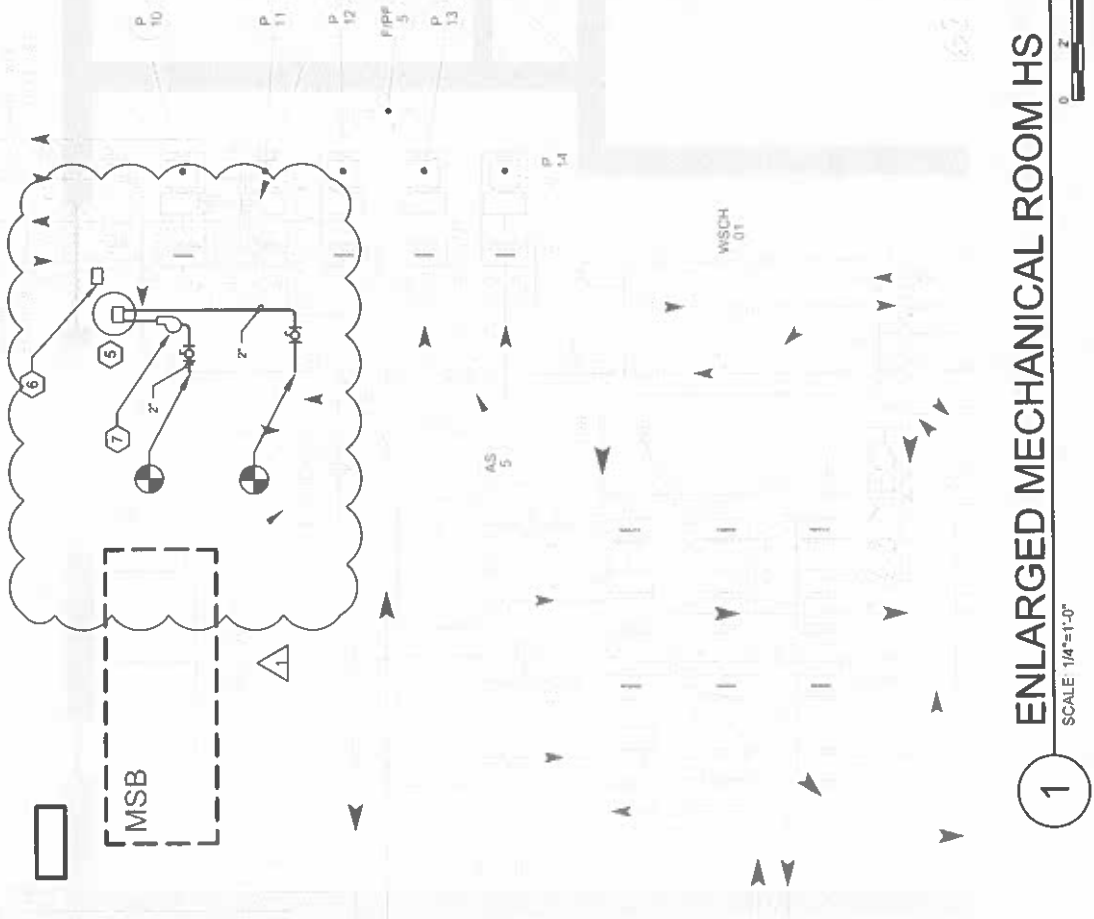
NO.	REVISIONS

JUNE 8, 2023

M2.4A

○ SHEET KEYNOTES:

1. PROVIDE NEEDLE POINT BIPOLAR IONIZATION SYSTEM AT SUPPLY AIR DUCT SYSTEM TO BE GPS OR APPROVED EQUAL. ALTERNATE #1
2. REPLACE EXISTING RTU. PROVIDE ADAPTER CURB AND CONNECT EXISTING GAS PIPING INTO NEW UNIT.
3. FLUSH AND PURGE GEOTHERMAL WELL FIELD.
4. REMOVE EXISTING ROOFTOP UNIT AND TURN OVER TO OWNER. CAP EXISTING OPENING AND SEAL WEATHERWATER TIGHT.
5. PROVIDE EASY WATER SERIES C TREATMENT TANK (18" X 60"). MODEL NUMBER CLC/CLH-2000.
6. EASYWATER NO SALT CONDITIONER MOUNTED ON WALL PER MANUFACTURERS INSTRUCTIONS. ROUTE WIRE FROM CONDITIONER TO OUTLET PIPE AS SHOWN ON DETAIL. POWER FROM CLOSEST RECEPTACLE.
7. NEW PUMP TO BE POWERED FROM CLOSEST POWER SOURCE WITH DISCONNECT. PUMP SHALL BE CAPABLE OF 25 GPM AND PROVIDED BY EASYWATER



1 ENLARGED MECHANICAL ROOM HS
 SCALE 1/4"=1'-0"

FACPAC Contract Change Order Supplemental Information Form (Ref# 59208)

Form Status: Saved

Tier 2 Project: Campus Air Quality and Select Building Upgrades

BG Number: 22-296

District: Allen County (HB678)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Green Mechanical Construction, Inc, 0220, Mechanical

Type: CM Bid Package

Proposed

Change Order Number	1
Time Extension Required	No
Date Of Change Order	12/22/2023
Change Order Amount To Date	Increase

Construction Contingency

Calculations below are project wide. Remaining negative Construction Contingency may require the submission of a revised BG1.

Current Approved Amount	\$137,981.00
Net Approved COs	\$15,853.00
Remaining After Approved COs	\$122,128.00
Net All COs	\$6,972.07
Remaining After All COs	\$131,008.93

This Requested Change Order Amount \$37,200.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$131,008.93

Balance

Contract Change Requested By Local Board of Education

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Material and installation of the Easy Water Series C Treatment System for the Allen County Intermediate Center.

Cost Benefit To Owner

The cost of this change order has been reviewed and determined to be reasonable.

Contract unit prices have been utilized No
to support the cost associated with this

change order.

Detailed Cost Breakdown

Contract unit prices have not been utilized, provide a detailed cost breakdown which separates labor, material, profit and overhead.

Detail Item	Amount	Percent of Total
Labor		0.00%
Materials	\$37,200.00	100.00%
Profit and Overhead		0.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$37,200.00	

Cost for this Change Order supported by an alternate bid or competitive price quote

Explain Why

Executed contract with contractor.

Change Order Supplemental Information Form Signature Page (Online Form Ref# 59208)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date