



**DEPARTMENT OF FACILITIES**

**THOMAS STOKES, DIRECTOR**

TRACY PARSLEY, MAINTENANCE SUPERVISOR

BOBBIE CASTLEMAN, CUSTODIAL SUPERVISOR

GEORGE BROCK, ENERGY MANAGER

**MEMO**

TO: Dr. Jesse Bacon, Superintendent

FROM: Thomas Stokes, Director of Facilities *TAS*

DATE: November 11, 2025

RE: Thermal Equipment - Freedom and Shepherdsville Elementary Closed Loop  
Chemical-Free Water

Thermal Equipment Sales, Inc. has submitted a proposal to provide and install two EasyWater Series C Closed Loop Treatment Systems at Freedom/Shepherdsville Elementary for \$112,349.40, including installation but excluding taxes.

The EasyWater system is a chemical-free solution that removes dissolved oxygen, prevents scale buildup, and reduces bacteria growth, helping extend HVAC equipment life and lower maintenance costs.

Recommendation: Approve the purchase and installation of the EasyWater system from Thermal Equipment Sales, Inc. to improve system efficiency and support district sustainability goals.

Attachment: Offer of Sale from Thermal Equipment Sales, Inc., dated November 11, 2025.

**OUR MISSION IS TO INSPIRE AND EQUIP OUR STUDENTS TO SUCCEED IN LIFE**

**BULLITT COUNTY PUBLIC SCHOOLS IS AN EQUAL EDUCATION AND EMPLOYMENT INSTITUTION**



# THERMAL EQUIPMENT SALES, INC.

MANUFACTURER'S REPRESENTATIVES  
AIR HANDLING – AIR CONDITIONING EQUIPMENT  
COMMERCIAL – INDUSTRIAL 24 HOUR SERVICE

LEXINGTON  
680 BIZZELL DRIVE  
LEXINGTON, KY 40510  
Ph (859) 255-9665  
Fx (859) 231-6105

LOUISVILLE  
13151 Middletown Industrial Blvd  
Louisville, KY 40223  
Ph (502) 473-0829  
Fx (502) 473-0832

PADUCAH  
115 EAGLET COVE  
PADUCAH, KY 42003  
Ph (270) 898-6976  
Fx (270) 898-4227

## OFFER OF SALE

Date: 11/11/2025 Scope Revision: None  
Project: Freedom/Shepherdsville Elementary Closed Loop Chemical-Free Water Treatment  
Location: Bullitt County, KY

We offer to furnish the following 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 Thermal Equipment to pursue payment. Purchaser grants to Thermal Equipment 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 30 days.

Thermal Equipment Sales requires that a written estimate must be obtained for all expenses outside of our scope of work. Any expense must be authorized in writing by Thermal Equipment Sales. No Exceptions. Thermal Equipment will not be responsible for any expense where a written estimate and a written authorization are not obtained.

### MECHANICAL EQUIPMENT:

#### EasyWater Closed Loop Water Treatment – Chilled Water

PRICE: \$112,349.40 (Full Freight Allowed, Tax not included)

Installation/Startup Included

Tariff Charges Are Not Included In Proposed Pricing. Thermal Equipment Sales, Inc. Reserves The Right To Pass Along Tariff Costs.

**OMNIA**  
PARTNERS

OMNIA Certified Proposal Number: R240901-KY- 366096  
Bullitt County Board of Education Membership ID: 4042847  
Proposal is in accordance with Region 4 ESC contract# R240901  
available via OMNIA Partners

- **Qty. 2 EasyWater Series C Treatment Systems**

- Model # CLG-1000-S
  - Max System Gallons: 4,000
  - Steel Tank Dimensions: 12"x60"
  - Side stream 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
- Replacement #2 – 8"x30" 1 micron/poly filter bags: 25 Will Be Ordered With the Unit
- NOTE: SELF BACKWASH WILL NOT OCCUR ON THESE SKIDS BECAUSE OF THE GLYCOL IN THE LOOPS. THE FILTER BAGS WILL NEED TO BE CHANGED OUT AS A MAINTENANCE ITEM

**Notes:**

- Proposal is valid for 30 days
- Tax is not included. Full freight allowed
- Labor Warranty not Included
- Anything not explicitly stated above is not included

**Check, Test and Start-Up: (See Individual Item Description To Determine If Included)**

***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 (towers, pumps, boilers, controls etc.) 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. Motor sheave change out labor is not included.

**Warranty Labor: (See Individual Item Description To Determine If Included)**

***If warranty labor is included in this quotation we will;*** provide the labor to replace any parts, which fail during the manufacturer warranty for the period indicated. Service calls on which there are no equipment failures found (i.e. dirty filters, plugged strainers, pump malfunction, control failure, electrical problems, etc.) will be billed in addition to this quotation at our standard labor and mileage rates. Be certain there is actually a specific equipment failure before requesting warranty work. Motor sheave change out labor is not included.

**Full Service:**

***If you would like service beyond that described above, we will be glad to provide you an additional quote.***

Respectfully at your service,

Allen Thomasson – Louisville Sales  
Mobile (502) 338-8748