

Change Order Request

McKinstry Essention, LLC
5005 3rd Ave S
Seattle, WA 98134
Phone: 206-762-3311

Owner: Huerfano County Co
928 Russell St
Walsenburg, CO 81089

Project: 205435-004 / Huerfano County EPC Construction
401 Main St
WALSENBURG, CO 81089

PCOType: PCO

Change Order Request # : 11 **LEC DX Cooling Construction**

Item :	1	LEC Cooling Construction
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		<u>Amount</u>
	Requested Total For Item	1
		25,022.85
Total For Change Order		25,022.85

Approved By: Huerfano County Co

Signed: _____

Date: _____

Submitted By: McKinstry Essention, LLC

Signed: _____

Date: _____

Change Notice Description

PCO Option #7.1:

This cost includes all labor, equipment, tools, material, and supervision required to complete the proposed scope.

- Full building retrocommissioning and \$10,000 allowance for repairs.
- Full building test and balance down to the diffuser level.
- AHU-2 and AHU-3 will have their flex connections, evaporate cooling section, media, and coils repaired.

This change order option utilizes the remaining amount from the cancelled FIMs in the amount of \$102,475. See change log for further details on these amounts. Execution of this work will extend the original construction schedule by three weeks.

Change Notice Line Item	Change Notice Line Item Description	Material & Labor	Other	Other	Other	Other	Other	Other	Other	Total
1	Mechanical Contractor Labor and Materials	\$ 24,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,625.00
2	Electrical Contractor Labor and Materials	\$ 1,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,171.00
3	Test and Balance	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
4	Mechanical Repair Allowance Found by Cx	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
5	HVAC Armor Pan Recoat for AHU-2 and AHU-3	\$ 18,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,585.00
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	<i>Total Base Change Notice Direct Costs</i>	\$ 64,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,381.00

Implementation Costs	Actual % of Total Project Cost	% Maximum Per IGA Contract		
A. Pre-Construction Costs				
B. Design and Engineering	8.00%	8.00%	[Percent of Estimated Project Amount U]	\$ 7,410.76
C. Pre-Construction Services	3.00%	3.00%	[Percent of Estimated Project Amount U]	\$ 2,779.04
D. Other Pre-Construction Costs	3.00%	3.00%	[Percent of Estimated Project Amount U]	\$ 2,779.04
E.			Pre-Construction Cost Subtotal	\$ 12,968.84
F. Construction Costs				
G. Trade Subcontracts		-	[Percent of Estimated Project Amount U]	\$ -
H. Design/Build Subcontracts		-	[Percent of Estimated Project Amount U]	\$ -
I. Direct Purchase Equipment		-	[Percent of Estimated Project Amount U]	\$ -
J. Construction Management	7.00%	7.00%	[Percent of Estimated Project Amount U]	\$ 6,484.42
K. Project Engineering	2.00%	2.00%	[Percent of Estimated Project Amount U]	\$ 1,852.69
L. General Conditions	1.50%	1.50%	[Percent of Estimated Project Amount U]	\$ 1,389.52
M. Construction Completion	4.00%	4.00%	[Percent of Estimated Project Amount U]	\$ 3,705.38
N. Other Construction Costs	4.00%	4.00%	[Percent of Estimated Project Amount U]	\$ 3,705.38
O.			Construction Costs Subtotal	\$ 17,137.39
P. Estimated Project Amount			<i>Estimated Project Amount [E + O]</i>	\$ 30,106.23
Q. Profit	10.00%	10.00%	[Percent Profit * P]	\$ 3,010.62
R. Contingency	0.00%	5.00%	[Percent Contingency * P]	\$ -
S. McKinstry Existing Building Retro-Commissioning		-		\$ 16,500.00
T. Additional Dev & Pre-Con Fees Incurred by McKinstry to Date				\$ 13,500.00
U. Subtotal			<i>Subtotal [Q + R + S + T]</i>	\$ 33,010.62
V. Subtotal			<i>Subtotal [13 + P + U]</i>	\$ 127,497.85
W. Less Cancelled FIM Value (see change log)				\$ (102,475.00)
X. Total Change Notice Amount			<i>Total [V + W]</i>	\$ 25,022.85



HUERFANO COUNTY ENERGY PERFORMANCE CONTRACT

205435-004
Contingency Change Log

Project Contingency		
Original Contingency Amount	\$95,614.00	
Amount Billed to Date	\$ 70,367.04	73.6%
Amount Committed to Date	\$ 95,389.89	99.8%
Remaining Amount	\$224.11	0.23%

\$70,367.04 in approved change orders to date outside of the LEC cooling
\$95,389.89 would be the new amount if Option 7.1 is approved

Change Log Item #	Description	Subcontractor	Bldg.	Reason	Potential Owner Change Order No.	Total Cost	Funding Source	Amount Invoiced	Invoiced Month	Date Closed	Notes
006	New Trane controller for Walsenburg Courthouse	Trane	WCO	Design Build	07	\$ 24,315.00	Contingency	\$ 24,315.00	Jan-2024	Mar-2024	See Subcontracts > Vision > Change Orders > Proposed > 'Huerfano County Courthouse Controls Upgrade 11-28-2023.' Note that this is all-in for their contract value. Took out the original cost of \$11,617 we carried.
010	Gutter Repair Clay to PVC Section Replacement	Vision	WCO	Design Build	02	\$ 12,731.20	Contingency	\$ 12,731.20	Jan-2024	Apr-2024	See Subcontracts > Vision > Change Orders > Proposed > 'CO1 Courthouse Storm Drain Repair O-231020'
012	Gardner Well 1 Electrical Protection	Pueblo	GW1	Design Build	03	\$ 6,520.84	Contingency	\$ 6,520.84	Jan-2024	Jan-2024	See Subcontracts > Pueblo > Change Orders > Proposed > '\$4950 GW1 Panel'
014	LEC DX Cooling Design (Dept 110)	McKinstry	LEC	Owner Requested	05	\$ 26,800.00	Contingency	\$ 26,800.00	Jan-2024	Jan-2024	See Billing > COs > PCOs > PCO 05 - LEC Kitchen Hood Design folder
016	CANCELLED FIM 03.02 - Refurbish Air Handling Units	McKinstry	LEC	Owner Requested	10	\$ (66,941.00)	Contingency	\$ -			Requested by customer to cancel in OAC meeting.
017	CANCELLED FIM 11.01 - Repair Electrical Service	Pueblo	CPB	Owner Requested	10	\$ (35,534.00)	Contingency	\$ -			Requested by customer to cancel in OAC meeting.
022	Substantial Completion and Final Acceptance Date Adjustments	McKinstry	N/A	Design Build	09	\$ -	Contingency	\$ -	Mar-2024	Mar-2024	
023	LEC Cooling Construction Option 7.1	McKinstry	LEC	Owner Requested	11	\$ 25,022.85	Contingency				

Yellow cells add up to \$70,367.04
Red & yellow cells add up to \$95,389.89