



AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: (name and address)
Simpson County CTE Improvements &
Alternative School Addition
430 South College Street
Franklin, KY 42134

OWNER: (name and address)
Simpson County Board of Education
P. O. Box 467 Franklin, KY 42135

CONTRACTOR: (name and address)
Lee Company
5237 Nashville Road, Suite 6 Bowling Green, KY 42101

CONTRACT INFORMATION:
Contract For: BP 220-05
Plumbing/HVAC
Date: April 25, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 010
Date: January 06, 2026

ARCHITECT: (name and address)
Ross -Tarrant Architects
101 Old Lafayette Ave Lexington, KY 40502

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.)

Cost associated with adding a gas valve to isolate the gas service to the West campus building.

The original was	\$ 1,813,532.58
Net change by previously authorized Change Orders	\$ 26,682.01
The Contract Sum prior to this Change Order was	\$ 1,840,214.59
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,479.00
The new Contract Sum including this Change Order will be	\$ 1,842,693.59

The Contract time will be unchanged by (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.

ARCHITECT (Signature)

BY: Greg Hosfield, Ross-Tarrant Architects

(Printed name, title, and license number if required)

Date

CONSTRUCTION MANAGER (Signature)

BY: Sam Johnson, Alliance Corporation

(Printed name and title)

Date

CONTRACTOR (Signature)

BY: Ricky JACKETT, Lee Company

(Printed name and title)

Date

OWNER (Signature)

BY: Tim Schlosser, Simpson County Board of Education

(Printed name and title)

Date



PROPOSED CHANGE ORDER

PROJECT	Franklin Simpson CTE Renovation & Addition	
CONTRACTOR/SUPPLIER	Lee Company	
BID PACKAGE	220	10.) 220-05
DETAIL ITEM	AMOUNT	
LABOR	\$	1,207.50
MATERIALS	\$	948.50
PROFIT & OVERHEAD	\$	323.00
BOND INSURANCE	\$	-
COST BREAKDOWN TOTAL	\$	2,479.00
Description		
Cost associated with adding a gas valve to isolate the gas service to the West Campus Building		
PR #	(ATTACH PR)	
CHANGE ORDER INITIATED BY:		
	ARCHITECT/ENGINEER	
	OWNER	
X	CONTRACTOR	
	CM	
	CODE OFFICIAL	
	OTHER _____	
PLEASE INCLUDE THIS FORM WITH EVERY CHANGE ORDER.		
#N/A		

FACPAC Contract Change Order

Supplemental Information Form (Ref# 63983)

Form Status: Saved

Tier 1 Project: CTE Improvements, Alternative School Addition, SES Roadway & Paving

BG Number: 23-425

District: Simpson County (HB678) (535)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Lee Company , 0220, Plumbing and HVAC

Type: CM Bid Package

Proposed

Change Order Number

5

Time Extension Required

No

Date Of Change Order

1/6/2026

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	\$624,967.72
Net Approved COs	\$27,803.59
Remaining After Approved COs	\$597,164.13
Net All COs	\$66,811.50
Remaining After All COs	\$558,156.22

This Requested Change Order Amount \$2,479.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$558,156.22

Balance

Contract Change Requested By Architect/Engineer

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Cost associated with adding a gas valve to isolate the gas service to the West campus building.

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	\$1,207.50	48.71%
Materials	\$948.50	38.26%
Profit and Overhead	\$323.00	13.03%
Bond Insurance		0.00%

Cost Breakdown Total: \$2,479.00

Cost for this Change Order supported No
by an alternate bid or competitive price
quote

Explain Why

Executed contract with contractor.

Change Order Supplemental Information Form Signature Page (Online Form Ref# 63983)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date