



# 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  
4057 Rural Plains Circle Franklin, TN 37064

**CONTRACT INFORMATION:**  
Contract For:  
BP 220-06 Plumbing/HVAC  
Date:  
April 25, 2025

**CHANGE ORDER INFORMATION:**  
Change Order Number:  
011  
Date:  
February 16, 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 RFI 026 response that assigned the gas regulator to the mechanical contractor.

The original Contract Sum was	\$	1,813,532.58
Net change by previously authorized Change Orders	\$	29,161.01
The Contract Sum prior to this Change Order was	\$	1,842,693.59
The Contract Sum will be increased by this Change Order in the amount of	\$	1,788.00
The new Contract Sum including this Change Order will be	\$	1,844,481.59

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 II. 2.1 220-06

DETAIL ITEM	AMOUNT	
LABOR	\$	434.00
MATERIALS	\$	1,121.00
PROFIT & OVERHEAD	\$	233.00
BOND INSURANCE	\$	-
<b>COST BREAKDOWN TOTAL</b>	<b>\$</b>	<b>1,788.00</b>

**Description**

Cost associated with RFI 026 response that assigned the gas regulator to the mechanical contractor

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**PR #** \_\_\_\_\_ **(ATTACH PR)**

**CHANGE ORDER INITIATED BY:**

- \_\_\_\_\_ ARCHITECT/ENGINEER
- \_\_\_\_\_ OWNER
- \_\_\_\_\_ CONTRACTOR
- \_\_\_\_\_ CM
- \_\_\_\_\_ CODE OFFICIAL
- \_\_\_\_\_ OTHER \_\_\_\_\_

PLEASE INCLUDE THIS FORM WITH EVERY CHANGE ORDER.



**CONSTRUCTION CHANGE COST SUMMARY**

Project: Franklin Simpson CTE  
 Change Description: Cost Associated with RFI 026  
 Date: 1/14/26

Bid Pkg	Contractor	Trade	TOTAL	Price Status	Comments
010	Scotty's	Site/Storm	\$ -	NA	
020	Scotty's	Asphalt Paving	\$ -	NA	
030	Alliance	General Trades	\$ -	NA	
050	Clark Metal Works	Structural Steel	\$ -	NA	
075	Gunter Roofing	Roofing	\$ -	NA	
080	Schiller Hardware	Steel Doors, Frames, Flush	\$ -	NA	
084	KY Mirror & Plate Glass	Aluminum Frame Entrance/Storefront	\$ -	NA	
092	Bennetts Contracting	Gypsum Board/Acoustical Panel Ceiling	\$ -	NA	
096	CDI Flooring	Flooring	\$ -	NA	
099	Premier Painting	Painting & Joint Sealants	\$ -	NA	
100	Atlas Metal Products	Misc Specialities	\$ -	NA	
123	US Specialites	Casework	\$ -	NA	
210	Twin Lakes Fire Protection	Fire Protection	\$ -	NA	
220	Lee Compnay	Mechanical & Plumbing	\$ 1,788.00	P	
260	Diversified Electric	Electrical	\$ -	NA	
<b>TOTAL Cost</b>			<b>\$ 1,788.00</b>		

O = Outstanding; A= Acceptable; R = Rejected; NA = Not Applicable

Comments:


Franklin Simpson HS CTE - CM (23-006)

026 - RFI 026 - Outside Gas Regulator

**Subject**

RFI 026 - Outside Gas Regulator

**Status**

Open ●

**Discipline**

**Importance**

**Location**

**Created on**

12/30/2025

**Due date**

1/6/2026

**Date resolved**

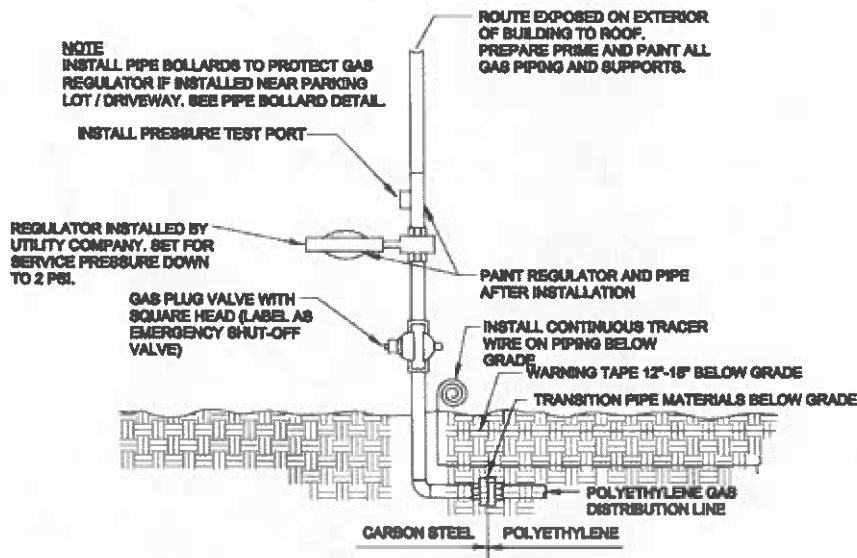
**Author**

Sam Johnson  
Alliance Corporation

**Resolved by**

**QUESTION** Sam Johnson on 12/30/2025 09:37 AM

See the attached detail from the contract documents in regards to who supplies the outside gas regulator. Please advise what regulator needs to be used. Thanks



**GAS REGULATOR DETAIL**

NO SCALE

Contractor to supply and install Outside Gas Regulator per the Gas Regulator Detail Drawing attached to this RFI 026. If it is not provided by the utility company. Size the regulator for the inlet pressure, outlet pressure, and total gas load indicated on P3.7 Gas Piping Diagram.

-Michael Orange 1/2/26



FERGUSON ENTERPRISES LLC #2657  
 943 LOVERS LANE  
 BOWLING GREEN, KY 42103-7129

Phone: 270-782-0484  
 Fax: 270-782-0496

Deliver To: Purchasing  
 From: Michael Schneider  
 michael.schneider@ferguson.com  
 Comments:

08:07:46 JAN 08 2026

Page 1 of 1

FERGUSON ENTERPRISES LLC #20

Price Quotation

Phone: 270-782-0484  
 Fax: 270-782-0496

Bid No: B111762  
 Bid Date: 01/07/26  
 Quoted By: MOS

Cust Phone: 615-567-1000  
 Terms: NET 10TH PROX

Customer: LEE COMPANY  
 BOWLING GREEN ACCOUNT  
 4057 RURAL PLAINS CIRCLE  
 FRANKLIN, TN 37064

Ship To: LEE COMPANY  
 BOWLING GREEN ACCOUNT  
 4057 RURAL PLAINS CIRCLE  
 FRANKLIN, TN 37064

Cust PO#: GAS REGULATOR

Job Name: BOWLING GREEN ACCT

Item	Description	Quantity	Net Price	UM	Total
PF311556BP	2 GAS PRES REG 15087 6-14 BLK *X	1	840.000	EA	840.00
<b>Net Total:</b>					\$840.00
<b>Tax:</b>					\$52.02
<b>Freight:</b>					\$26.99
<b>Total:</b>					\$919.01

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>  
 Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with "NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.  
 Buyer shall accept delivery of products within 60 days of Seller receiving the products at Seller's warehouse. If Buyer causes or requests a delay in delivery of the products, Buyer may be subject to storage fees and additional costs caused by such delay. Seller reserves the right to requote the products and reschedule the delivery date, subject to manufacturer's lead times and price increases, if Buyer is unable to accept delivery within 60 days.



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<https://survey.medallia.com/?bidsorder&fc=20&on=191261>



Mechanical Contractors & Engineers  
 5237 Nashville Rd  
 Bowling Green, KY 42101

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**REQUEST FOR CHANGE ORDER**

TO Ryan Martin  
 :  
 \_\_\_\_\_  
 Senior Project Manager  
 \_\_\_\_\_  
 Alliance Corporation  
 \_\_\_\_\_  
 Simpson County CTE  
 \_\_\_\_\_  
 \_\_\_\_\_

Date: 01/08/2026  
 Change Order No.: **Gas Regulator**  
 Subcontract No.:  
 Net Addition: **\$1,788.00**  
 Net DPO Addition

**Gas Regulator for private line.**

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Labor : \$ 434.00  
 Materials : \$ 1,121.00  
 • (2" Regulator and fittings)  
 Profit : \$ 155.00  
 Overhead: \$ 78.00  
 Total: \$ 1,788.00

# FACPAC Contract Change Order Supplemental Information Form (Ref# 64352)

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 6  
Time Extension Required No  
Date Of Change Order 2/16/2026  
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	\$68,599.50
Remaining After All COs	\$556,368.22

This Requested Change Order Amount \$1,788.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$556,368.22

Balance

Contract Change Requested By Contractor

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Cost associated with RFI 026 response that assigned the gas regulator to the mechanical contractor.

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.

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Detail Item	Amount	Percent of Total
Labor	\$434.00	24.27%
Materials	\$1,121.00	62.70%
Profit and Overhead	\$233.00	13.03%
Bond Insurance		0.00%
<b>Cost Breakdown Total:</b>	<b>\$1,788.00</b>	

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# 64352)**

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**Architect**

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**Date**

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**Construction Manager**

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**Date**

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**Finance Officer**

---

**Date**

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**Local Board of Education Designee**

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**Date**