



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 220-07 Plumbing/HVAC
Date:
April 25, 2025

CHANGE ORDER INFORMATION:
Change Order Number:
014
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 PR 003.

The original Contract Sum was	\$	1,813,532.58
Net change by previously authorized Change Orders	\$	30,949.01
The Contract Sum prior to this Change Order was	\$	1,844,481.59
The Contract Sum will be increased by this Change Order in the amount of	\$	747.17
The new Contract Sum including this Change Order will be	\$	1,845,228.76

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.

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 14. 18. 220-07

DETAIL ITEM	AMOUNT
LABOR	\$ 525.00
MATERIALS	\$ 121.90
PROFIT & OVERHEAD	\$ 100.27
BOND INSURANCE	\$ -
COST BREAKDOWN TOTAL	\$ 747.17

Description

Cost associated with PR 003

PR # 003 (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: PR 003 - Water Service
 Date: 1/16/26

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	\$ 53,595.00	P	
220	Lee Compnay	Mechanical & Plumbing	\$ 747.17	P	
260	Diversified Electric	Electrical	\$ -	NA	
TOTAL Cost			\$ 54,342.17		

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

Comments:

This is the cost explanation from the Fire Protection Contractor after we asked a few questions on his pricing:

"The excavation number is what was produced from coordinating with the excavation company detailing with them the need to dig the 230' of 6" main. Since we have already installed the 4" FDC line, we do not want to risk digging that line up and damaging that pipe, so if we are to put the 6" c900 pipe alongside where the 4" line is, we need to ensure enough space as to not cause issues. This proposal would have been simpler and cheaper if we had not already installed the 4" FDC which is why I believe they chose to draw it up this way.

Our original scope of work had us tying into the water main just 6-10' from the building. But since that water main line did not exist where originally marked, we have to run the entire 230' of 6" c900.

As previously mentioned, "The labor cost is all inclusive with travel, tools and includes installation 230' of c900 pipe with a PIV and tapping sleeve will take about a full 4 days for a two-man crew for install and testing." The labor cost also includes PM time, shop time for procurement, and delivery time for the materials."

- Joey Brendel, Twin Lakes FP

Simpson Co UG CO

Materials Breakdown

Materials	Unit	Amount
6" C900	230'	\$ 2,625.60
6" MJ 45	2	\$ 306.24
6" MJ 90	8	\$ 1,515.76
Romagrip	20	\$ 1,596.40
PIV	1	\$ 1,298.98
gate valve	1	\$ 1,284.20
tapping sleeve	1	\$ 862.11
tapping valve	1	\$ 2,078.92
misc + sales tax		\$ 807.19
		\$ 12,375.40

Subcontract – Excavation

Labor	Cost
Excavation	\$ 19,796.28
Gravel	\$ 3,000.00
Live Tap	\$ 1,037.71
	\$ 23,446.28

Labor

Labor	\$ 12,901.05
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Overhead and Profit

Labor	Cost
Overhead	\$ 2,436.14
Profit	\$ 2,436.14

Total Change Order Amount

Total change order amount	\$ 53,595.00
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Bid Proposal for Twin Lakes Material 12.31.25

CUSTOMER

ILLINI FIRE SERVICE LLC

325 MIDLAND PLACE
LEXINGTON, KY 40505
Contact: Joey

Job

Twin Lakes Material 12.31.25
Lexington, KY
Bid Date: 12/31/2025
Bid #: 4646656

CONTACT

Sales Representative

Oakland Ruxer
(T) 859-253-3464
Oakland.Ruxer@coreandmain.com

Core & Main

2141 Christian Rd
Lexington, KY 40509
(T) 8592533464

NOTES



Bid Proposal for Twin Lakes Material 12.31.25

ILLINI FIRE SERVICE LLC
Job Location: Lexington, KY
Bid Date: 12/31/2025
Core & Main Bid #: 4646656

Core & Main
 2141 Christian Rd
 Lexington, KY 40509
Phone: 8592533464
Fax: 8592530848

Seq#	Qty	Part Number	Description	Units	Price	Ext Price
10			ATTN JOEY			
20			PIPE			
30	240	020618B	6 PVC C900 DR18 PIPE 20' BLUE GSKT PC235	FT	10.94	2,625.60
SUBTOTAL						2,625.60
40			FITTINGS/PACKS			
50	2	21I064M	6 MJ 45 C153 IMP	EA	153.12	306.24
60	8	21I069M	6 MJ 90 C153 IMP	EA	189.47	1,515.76
70	20	21IAMF706SLDEP6	6 SIGMA SLDEP6 ONE-LOK REST F/DI W/ACC IMP	EA	79.82	1,596.40
80	1	8770027500195	LAN VERT OL POST INDICATOR E ADJ UL/FM OPEN LEFT 700-275-00195	EA	1,298.98	1,298.98
90	1	5106A236123	6 A2361-23 MJ RW GV OL L/ACC	EA	1,284.20	1,284.20
100	1	54FAST070006A	FAST-700-6A 6X6 SS TAP SLV CS FLG 6.60-7.00 OD	EA	862.11	862.11
110	1	5206T236119	6 T2361-19 MJ RW TAP VLV OL ON	EA	1,793.36	1,793.36
120	1	21I06AS13	6X13 MJ ANCH CPLG C153 IMP	EA	285.36	285.36
SUBTOTAL						8,942.41
130			MISCELLANEOUS			
140	1	9612TWSBL500	12GA TW BLUE 500' CCS PE30 COPPER CLAD TRACER WIRE PER ROLL	RL	53.42	53.42
150	1	67T02W	2X1000' DET TAPE MK: WATER	EA	26.46	26.46
160	1	29APLG	LUBE 1 GAL F/WTR/SWR PIPE	EA	22.67	22.67
170	1	65PL204MOP	PL204 JOHNNY MOP F/LUBE	EA	4.16	4.16
SUBTOTAL						106.71
180			FREIGHT FEES WILL APPLY			
Sub Total						11,674.72
Tax						700.48
Total						12,375.20

Branch Terms:

This quote represents our interpretation of the plans & specifications and is offered as an aid to bidding only. Customers should verify all materials & quantities prior to bidding or ordering. Unless otherwise noted, PVC pipe prices are based on availability at the time of shipping. HDPE prices are good for 10 days from quote date and price per foot might be revised if quantity changes. Pricing is subject to change if the scope of the quote is altered, at the discretion of the branch. Special order material or other non-stock items may be non-refundable or subject to a cancellation/restock charge. Special order non-stock items must be shipped to customer within 30 days of receipt by Core & Main.

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

SIMPSON CO. CTE IMPROVEMENTS
ALTERNATIVE SCHOOL ADDITIONS
FRANKLIN, KENTUCKY
ROSSTARRANT NO. 23066
MARCUM NO. 24519

MPE REQUEST FOR PROPOSAL

TO: Gaoda Jiang, Rosstarrant Architects

CC: Greg Hosfield, Rosstarrant Architects
Jwain White, Marcum Engineering

FROM: Michael Orange, Marcum Engineering

DATE: October 7, 2025

SUBJECT: RFP-3 Fire Main Piping Change

RATIONALE:

It was determined and verified that after the Fire Hydrant where the flow test was performed verifying adequate water flow for the fire main the size of supply piping was reduced to 3' . The point of connection will have to change to before the reduction of line size. We should be able to rout a new 6" fire main in the same ditch with new fire department connection, that's already a part of the project.

DESCRIPTION OF REQUEST:

The Contractor shall provide a proposal for the tie in of the new 6" piping and route in same ditch as the new fire department connection.

The proposal shall be broken down to reflect labor, material, any unit costs, and mark-up.

ATTACHMENTS:

1. None

END OF DOCUMENT

FACPAC Contract Change Order Supplemental Information Form (Ref# 64355)

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 7
 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	\$123,456.67
Remaining After All COs	\$501,511.05

This Requested Change Order Amount \$747.17
 +/-
 Change In A/E Fee This Change Order
 +/-
 Change In CM Fee This Change Order \$0.00
 +/-
 Remaining Construction Contingency \$501,511.05
 Balance

Contract Change Requested By Architect/Engineer
 Contract Change Reason Code Expansion of Scope
 Change Order Description And Justification
 Cost associated with PR 003.

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	\$525.00	70.27%
Materials	\$121.90	16.31%
Profit and Overhead	\$100.27	13.42%
Bond Insurance		0.00%
Cost Breakdown Total:	\$747.17	

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# 64355)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date