



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)*
Bennett's Contracting
109 Steve Drive Russell Spring Russell Springs, KY 42642

CONTRACT INFORMATION:
Contract For:
BP 092-01 Gyp Board Assemblies
Date:
April 25, 2025

CHANGE ORDER INFORMATION:
Change Order Number:
016
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 005.

The original Contract Sum was	\$	157,000.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	157,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$	2,704.96
The new Contract Sum including this Change Order will be	\$	159,704.96

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: Alisa King, Bennett's Contracting, Inc.
(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 ~~Twin Lakes Fire Protection~~ Bennett's

BID PACKAGE 092 16. #1 092-01

DETAIL ITEM	AMOUNT
LABOR	\$ 1,160.25
MATERIALS	\$ 1,138.97
PROFIT & OVERHEAD	\$ 405.74
BOND INSURANCE	\$ -
COST BREAKDOWN TOTAL	\$ 2,704.96

Description

Cost associated with PR 005

PR # 005 (ATTACH PR)

CHANGE ORDER INITIATED BY:

- ARCHITECT/ENGINEER
- OWNER
- CONTRACTOR
- CM
- CODE OFFICIAL
- OTHER _____

PLEASE INCLUDE THIS FORM WITH EVERY CHANGE ORDER.



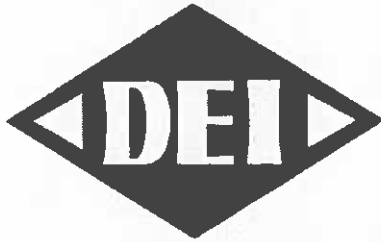
CONSTRUCTION CHANGE COST SUMMARY

Project: Franklin Simpson CTE
 Change Description: PR 005 - Culinary Arts
 Date: 1/29/26

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	\$ 2,704.96	P	
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	\$ -	NA	
260	Diversified Electric	Electrical	\$ 2,095.00	P	
TOTAL Cost			\$ 4,799.96		

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

Comments:



Diversified Electrical, Inc.

Commercial ♦ Industrial ♦ Maintenance ♦ Construction
CE # 11114 ♦ ME # 20515

November 26, 2025

ALLIANCE CORPORATION

Luke Mauk
116 E College Street
Glasgow, KY 42141

RE: Simpson County CTE – PR 05 – Culinary Arts Lighting

We propose to furnish and install all labor, material and equipment to complete the following scope of work.

- ❖ (2) F1 Fixtures
- ❖ (1) F1E Fixtures
- ❖ (1) Relay

Material	\$1,120.00
<u>Labor</u>	<u>\$ 975.00</u>
Quote.....	\$2,095.00

Exclusions and Clarifications

1. Quote valid for 7 days.
2. Overtime is not included.

Thank you for the opportunity to offer you this quote. If you have any questions, please give me a call.

Respectfully Submitted,

DIVERSIFIED ELECTRICAL, INC.

Wayne Wood
Vice President

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
Michael Orange, Marcum Engineering

FROM: Jwain White, Marcum Engineering

DATE: November 20, 2025

SUBJECT: RFP Culinary Stairs Enclosure

RATIONALE:

The Owner desires to enclose the stairs to the Storage 133 platform to separate it from the Culinary Arts 131.

DESCRIPTION OF REQUEST:

The Contractor shall provide revised lighting as indicated on revised E1.1 and E1.3.

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

ATTACHMENTS:

1. Revised E1.1 Lighting Floor Plan - Area A
2. Revised E1.3 Lighting Floor Plan - Storage Platform

END OF DOCUMENT

PROPOSAL REQUEST

DATE: 11/21/25

PR #: 005

TO: Alliance Corporation
116 E. College Street
Glasgow, KY 42141

RE: Simpson Co. CTE Imp. & Alt. School Add.
Franklin, KY
RTA 23066

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described therein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

DESCRIPTION

Referring to attached PR drawings, enclose the existing stair in room 131. Relocate and install HM door 126.1 to this room. Adjust ceiling tile lay out and light fixture. Adjust interior wall mount items.

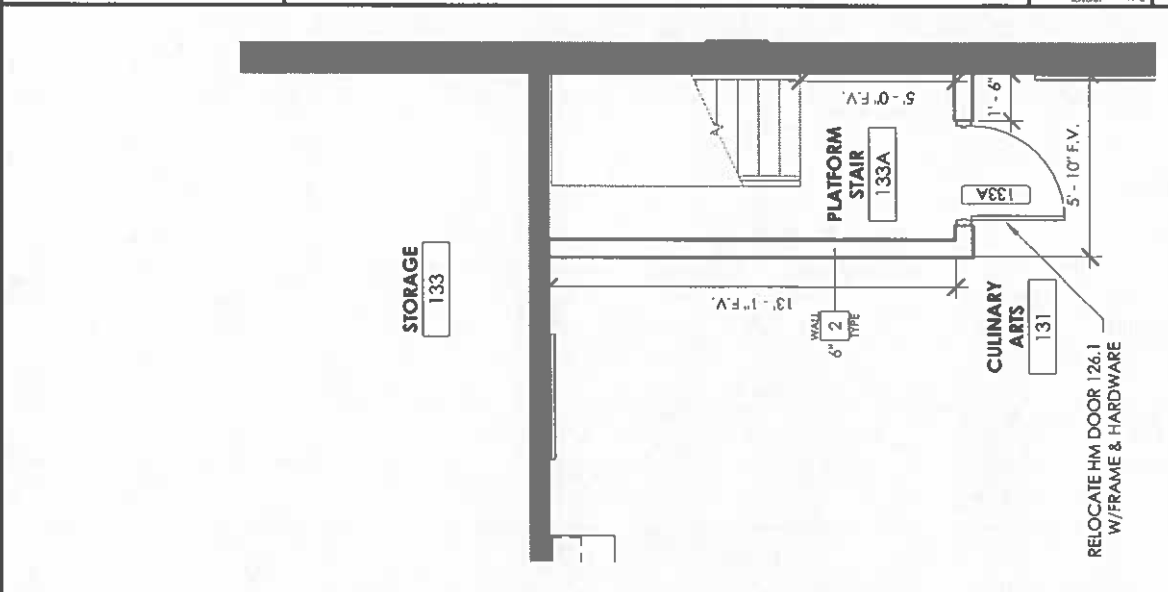
ATTACHMENTS

PR-005-23066.PDF
RFP Culinary Arts.PDF

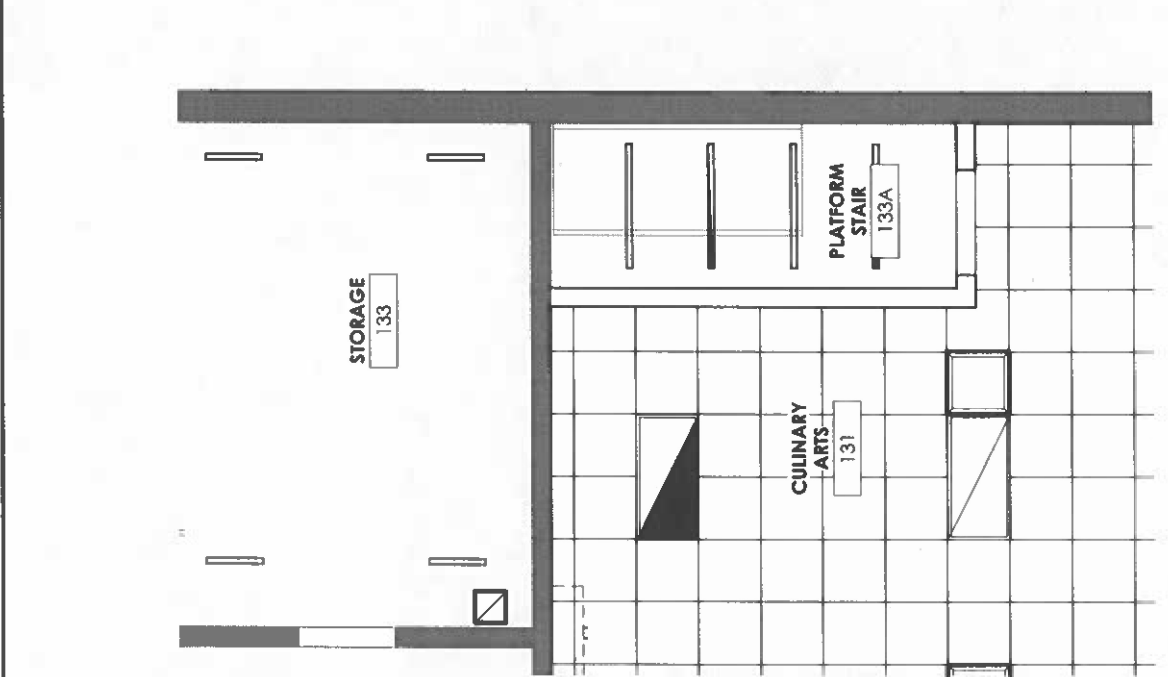
BY: Gaoda Jiang, AIA, LEED Green Associate

c: Greg Hosfield, AIA, LEED AP BD+C

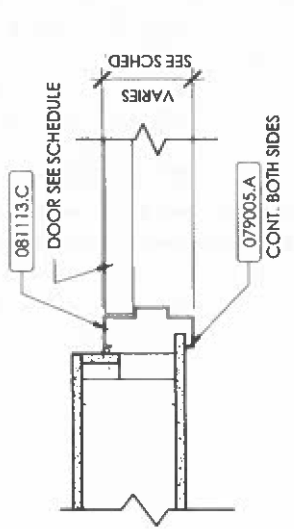
Date	10/27/25
Project	ZEM
Drawn	RJ
Checked	RL
Scale	AS SHOWN
Sheet No.	2025
Contract	
Client	
Architect	



ENLARGED FLOOR PLAN
 1/4" = 1'-0"
 A PR-5.1

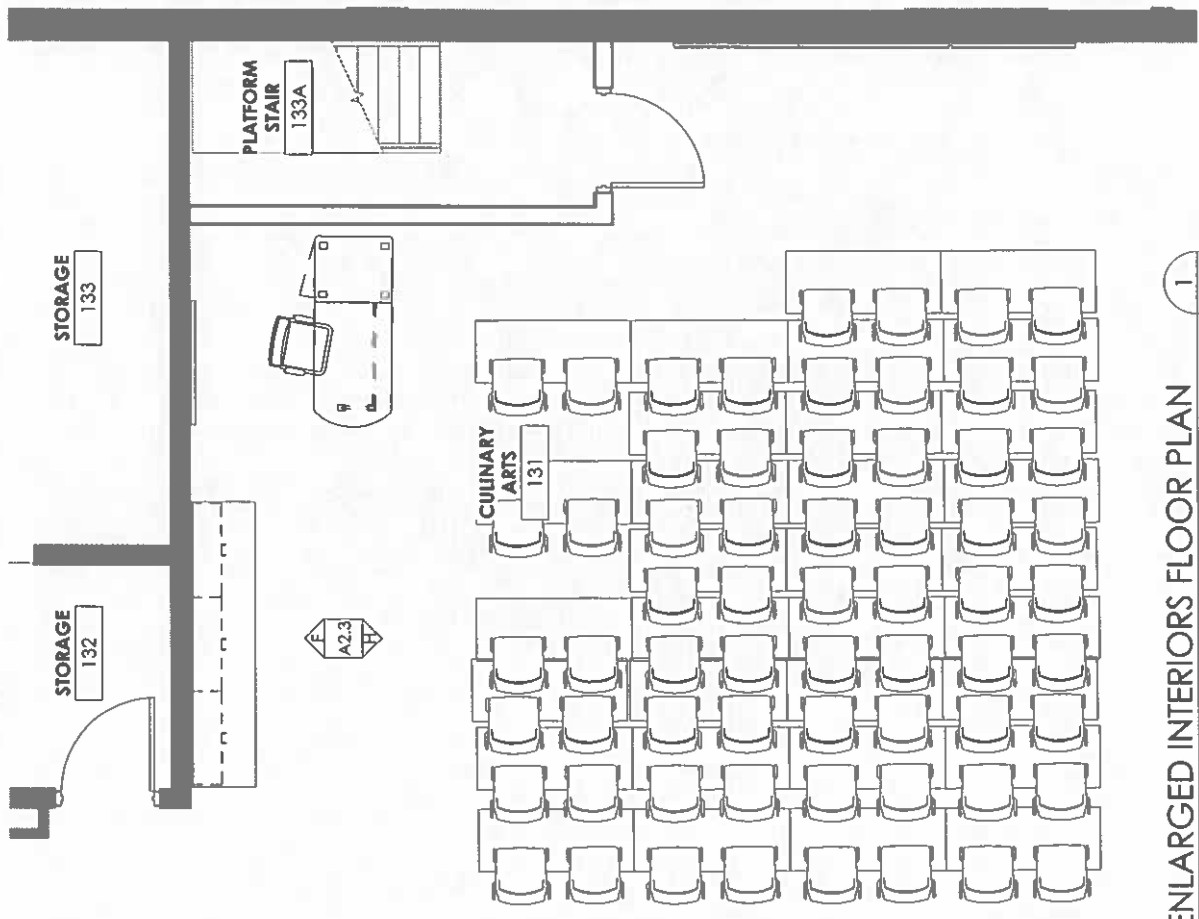


ENLARGED RCP
 1/4" = 1'-0"
 D PR-5.1



**H.M. INT DOOR JAMB - BUTT
 FRAME IN GYP**
 1 1/2" = 1'-0"
 B PR-5.1

DATE	11/27/23
PROJECT NAME	
PROJECT ADDRESS	
CLIENT	
CREATED BY	
REVISION	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	



ENLARGED INTERIORS FLOOR PLAN
 1/4" = 1'-0"
 1
 PR-5.2

FACPAC Contract Change Order Supplemental Information Form (Ref# 64357)

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: Bennett's Contracting, Inc. , 0092, Gyp Board Assemblies & Acoustical Panel
Ceilings

Type: CM Bid Package Proposed

Change Order Number 1
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	\$130,631.59
Remaining After All COs	\$494,336.13

This Requested Change Order Amount \$2,704.96

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$494,336.13

Balance

Contract Change Requested By Architect/Engineer

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Cost associated with PR 005.

Cost Benefit To Owner

The cost associated with this change order have 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	\$1,160.25	42.89%
Materials	\$1,138.97	42.11%
Profit and Overhead	\$405.74	15.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$2,704.96	

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# 64357)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date