



AIA Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: (name and address)

FSHS Baseball and Softball
Improvements
400 South College Street
Franklin, KY 42134

CONTRACT INFORMATION:

Contract For:
BP 030-03 General Trades
Date:
June 16, 2025

CHANGE ORDER INFORMATION:

Change Order Number:
010
Date:
March 11, 2026

OWNER: (name and address)

Simpson County Board of Education
P. O. Box 467 Franklin, KY 42135

ARCHITECT: (name and address)

Ross -Tarrant Architects
101 Old Lafayette Ave Lexington, KY 40502

CONTRACTOR: (name and address)

Alliance Corporation
116 E. College Street Glasgow, KY 42141

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 the requested additional painting.

The original Contract Sum was	\$	503,000.00
Net change by previously authorized Change Orders	\$	92,498.83
The Contract Sum prior to this Change Order was	\$	595,498.83
The Contract Sum will be increased by this Change Order in the amount of	\$	55,043.03
The new Contract Sum including this Change Order will be	\$	650,541.86

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)

CONSTRUCTION MANAGER (Signature)

BY: Sam Johnson, Alliance Corporation
(Printed name and title)

Date

Date

CONTRACTOR (Signature)

BY: Jon Thomas Green, Alliance Corporation
(Printed name and title)

OWNER (Signature)

BY: Tim Schlosser, Simpson County Board of Education
(Printed name and title)

Date

Date



PROPOSED CHANGE ORDER

PROJECT FSHS Baseball & Softball Improvements

CONTRACTOR/SUPPLIER Alliance Corporation

BID PACKAGE 030 10.) 030-03

DETAIL ITEM	AMOUNT	
LABOR	\$	40,000.00
MATERIALS	\$	6,925.00
PROFIT & OVERHEAD	\$	7,038.75
BOND INSURANCE	\$	1,079.28
COST BREAKDOWN TOTAL	\$	55,043.03

Description

Cost associated with the requested additional painting.

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 Baseball & Softball Improvements
 Change Description: Additional Painting @ Baseball & Softball
 Date: 1/13/26

Bid Pkg	Contractor	Trade	TOTAL	Price Status	Comments
010	Scotty's	Site Excavation & Utilities	\$ -	NA	
030	Alliance	General Trades	\$ 55,043.03	NA	
032	Tarkett Sports Construction	Artificial Turf	\$ -	NA	
260	Industrial Power Solutions	Electrical	\$ -	NA	
TOTAL Cost			\$ 55,043.03	O = Outstanding; A= Acceptable; R = Rejected; NA = Not Applicable	

Comments:



A&A Contracting LLC
 2777 Pioneer Dr.
 Bowling Green KY 42101

Change Order Request

Order#: Additional painting

Order Date: 01/08/2026

GC Job #: 25-03200

To: Alliance Corporation
 116 East College Street
 Glasgow KY 42142

Project: 25069
 FSHS Baseball & Softball Improvements
 430 S College St
 Franklin KY 42141

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached

Ordered By: 11 Andy Smith

Customer Order:

Specifications Attached

Description of Work	Amount
Paint baseball field fence	11,155.00
Light poles	4,320.00
Existing Facilities- Baseball	15,450.00
Existing Facilities- Softball	16,000.00

Notes

Paint both sides of the fence on the top
 -Exterior acrylic primer, and two coats of exterior acrylic satin finish topcoat.

Baseball field estimate:
 Existing bleachers; minimal prep , freshen up paint
 Wrought iron gates (3)
 Outbuildings (2)

Pavilion: dry fall the ceilings, paint columns, Franklin Simpson blue
 Concession stand/wall, cap
 Exterior wall both sides includes right and left field wall

Softball field improvement:
 Two dugouts; dry, fall ceilings, black, paint benches black, inside and out CMU, freehand the artwork on the back of dugout
 Picnic tables (5); sand, apply rust inhibit primer sand wood apply wood prime, Paint black
 Pavilion; dry fall ceilings, black paint columns, Franklin Simpson blue

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

46,925.00

Change Order

Order: Additional painting

Continued...

Date: 01/12/2026

Description of Work	Amount
Concession stand and outbuilding doors Home plate wall both sides	
Softball field-four light poles	
Baseball field -four light poles, two shorter light poles	

FACPAC Contract Change Order Supplemental Information Form (Ref# 64544)

Form Status: Saved

Tier 2 Project: FSHS Baseball & Softball Improvements

BG Number: 25-278

Status: Active

District: Simpson County (HB678) (535)

Phase: Project Initiation (View Checklist)

Contract: Alliance Corporation , 0030, General Trades

Type: CM Bid Package

Proposed

Change Order Number	3
Time Extension Required	No
Date Of Change Order	3/11/2026
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	\$759,035.27
Net Approved COs	\$678,879.00
Remaining After Approved COs	\$80,156.27
Net All COs	\$739,266.96
Remaining After All COs	\$19,768.31

This Requested Change Order Amount \$55,043.03

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$19,768.31

Balance

Contract Change Requested By Local Board of Education

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Cost associated with the requested additional painting.

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	\$40,000.00	72.67%
Materials	\$6,925.00	12.58%
Profit and Overhead	\$7,038.75	12.79%
Bond Insurance	\$1,079.28	1.96%
Cost Breakdown Total:	\$55,043.03	

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# 64544)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date