



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 220-08 Plumbing/HVAC
Date:
April 25, 2025

CHANGE ORDER INFORMATION:
Change Order Number:
020
Date:
March 11, 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 008.

The original Contract Sum was	\$ 1,813,532.58
Net change by previously authorized Change Orders	\$ 31,696.18
The Contract Sum prior to this Change Order was	\$ 1,845,228.76
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,538.00
The new Contract Sum including this Change Order will be	\$ 1,846,766.76

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 20.) 220-08

DETAIL ITEM	AMOUNT
LABOR	\$ 815.00
MATERIALS	\$ 524.00
PROFIT & OVERHEAD	\$ 199.00
BOND INSURANCE	\$ -
COST BREAKDOWN TOTAL	\$ 1,538.00

Description

Cost Associated with PR 008

PR # 008 (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 008 - Hose Bibb Addition
 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	\$ -	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	\$ 1,538.00	P	
260	Diversified Electric	Electrical	\$ -	NA	
TOTAL Cost			\$ 1,538.00		

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

Comments:



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

REQUEST FOR CHANGE ORDER

TO Ryan Martin : _____ Senior Project Manager _____ Alliance Corporation _____ Simpson County CTE _____ _____	Date: 01/22/2026 Change Order No.: PR008 Hose Bibbs Subcontract No.: Net Addition: \$1,538.00 Net DPO Addition
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Addition of hose bibbs to girls, boys, and men’s restrooms according to revised drawings P2.2 and P3.6.

Labor : \$ 815.00
(2 men 1 day)

Material: \$ 116.00

Equipment: \$231.00

Subs: \$177.00

G&A : \$ 199.00
 • **(Overhead: \$66.00)**
 • **(Profit: \$133.00)**

Total: \$ 1,538.00

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: January 21, 2026

SUBJECT: RFP Hose Bibs in Addition Restrooms

RATIONALE:

Hose bibs are required in restrooms with three or more fixtures.

DESCRIPTION OF REQUEST:

The Contractor shall install hose bibs in Girl Restroom A-111, Boy Restroom A-112, and Men RR A-100C as indicated on revised P2.2 and P3.6.

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

ATTACHMENTS:

1. Revised P2.2 – Water Floor Plan – Area B
2. Revised P3.6 – Water Piping Diagram – Area B

END OF DOCUMENT

FACPAC Contract Change Order Supplemental Information Form (Ref# 64543)

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 8
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	\$624,967.72
Net Approved COs	\$66,811.50
Remaining After Approved COs	\$558,156.22
Net All COs	\$252,076.54
Remaining After All COs	\$372,891.18

This Requested Change Order Amount \$1,538.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$372,891.18

Balance

Contract Change Requested By Contractor
Contract Change Reason Code Expansion of Scope
Change Order Description And Justification
Cost associated with PR 008.

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	\$815.00	52.99%
Materials	\$524.00	34.07%
Profit and Overhead	\$199.00	12.94%
Bond Insurance		0.00%
Cost Breakdown Total:	\$1,538.00	

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# 64543)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date