



# 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)*  
Diversified Electrical, Inc.  
3370 Industrial Drive Bowling Green, KY 42101

**CONTRACT INFORMATION:**  
Contract For:  
BP 260-06 Electrical  
Date:  
April 25, 2025

**CHANGE ORDER INFORMATION:**  
Change Order Number:  
027  
Date:  
April 15, 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 re-establishing power to corridor 101, adding breaker due to addendum error, and powering BAS control panel.

The original Contract Sum was	\$	<u>750,465.05</u>
Net change by previously authorized Change Orders	\$	<u>37,671.41</u>
The Guaranteed Maximum Price prior to this Change Order was	\$	<u>788,136.46</u>
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$	<u>9,775.00</u>
The new Guaranteed Maximum Price including this Change Order will be	\$	<u>797,911.46</u>

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: Wayne Wood, Diversified Electrical, 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** DEI

**BID PACKAGE** 260 27.) 260-06

DETAIL ITEM	AMOUNT	
LABOR	\$	4,725.00
MATERIALS	\$	4,010.00
PROFIT & OVERHEAD	\$	1,040.00
BOND INSURANCE		
<b>COST BREAKDOWN TOTAL</b>	<b>\$</b>	<b>9,775.00</b>

**Description**

Cost associated with re-establishing power to Corridor 101, adding breaker due to addendum error,  
and powering BAS control panel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**CHANGE ORDER INITIATED BY:**

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

PLEASE INCLUDE THIS FORM WITH EVERY CHANGE ORDER.



**CONSTRUCTION CHANGE COST SUMMARY**

Project: Franklin Simpson CTE  
 Change Description: Multiple Power Items  
 Date: 4/13/26

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	\$ -	NA	
260	Diversified Electric	Electrical	\$ 9,775.00	P	
<b>TOTAL Cost</b>			<b>\$ 9,775.00</b>		<b>O = Outstanding; A= Acceptable; R = Rejected; NA = Not Applicable</b>

Comments:



# Diversified Electrical, Inc.

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

April 2, 2026

## ALLIANCE CORPORATION

Sam Johnson  
116 E College Street  
Glasgow, KY 42141

**RE: Simpson County CTE – PR – Existing Corridor 101 Power Re-Connection**

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

### Existing RTU in Corridor 101 (approx. 200')

- ❖ (1) 208V, 40A, 3-Phase, Power connection
- ❖ (1) 40A, 3-Pole breaker added to ALP1
- ❖ (1) 120V circuit for RTU receptacle
  - Utilize spare breaker in ALP1

### Corridor 101 Circuits (approx. 200')

- ❖ (1) 120V circuits for existing corridor lighting
- ❖ (3) 120V circuits for existing corridor receptacles
- ❖ Utilize spare breakers in ALP1

Material	\$2,820.00
Labor	\$4,050.00
O&P	\$1,040.00
<b>Quote.....</b>	<b>\$7,910.00</b>

### Exclusions and Clarifications

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

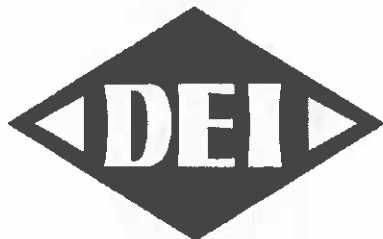
Thank you for the opportunity to offer you this quote. If you have any questions, please give me a call.

Respectfully Submitted,

**DIVERSIFIED ELECTRICAL, INC.**

Wayne Wood  
Vice President

3370 Industrial Drive ♦ Bowling Green, KY 42101  
Phone 270-842-8666 ♦ Fax 270-842-7675



# Diversified Electrical, Inc.

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

November 7, 2025

**ALLIANCE CORPORATION**

Luke Mauk  
116 E College Street  
Glasgow, KY 42141

**RE: Simpson County CTE – PR – RFI 22 – BAS CP 120V**

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

- ❖ (1) BAS CP 120V Power connection and branch circuitry
  - Located Custodial / IDF 129
  - Fed from PP1
  - Regarding RFI 22 response
  - Not included on E1.4 drawing

Material	\$270.00
Labor	\$675.00
<b>Quote.....</b>	<b>\$945.00</b>

**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



**wwood@diversifiedelectrical.com**

to Luke, me ▾

Mon, Nov 24, 2025, 10:37 AM



Sam,

Am I going to be able to add for this breaker since it was an error on the addendum 2 drawings? I have the MDP on site as of today and it came with the 30A/3P instead of the 60A/3P.

Cost is \$920.00.

Thanks,

**Wayne Wood**

Vice President

Diversified Electrical Inc.

3370 Industrial Drive

Bowling Green, KY 42101

(270) 842-8666 - O

(270) 842-7675 - F

(270) 202-0445 - M

# FACPAC Contract Change Order Supplemental Information Form (Ref# 64769)

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: Diversified Electrical Inc, 0260, Electrical  
 Type: CM Bid Package Proposed

Change Order Number 5  
 Time Extension Required No  
 Date Of Change Order 4/15/2026  
 Change Order Amount To Date Increase

## Construction Contingency

Calculations below are project wide. Remaining negative Construction Contingency may require the submission of a revised BGI.

Current Approved Amount	\$624,967.72
Net Approved COs	\$252,076.54
Remaining After Approved COs	\$372,891.18
Net All COs	\$332,746.16
Remaining After All COs	\$292,221.56

This Requested Change Order Amount \$9,775.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$292,221.56

Balance

Contract Change Requested By Contractor

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Cost associated with re-establishing power to corridor 101, adding breaker due to addendum error, and powering BAS control panel.

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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<b>Detail Item</b>	<b>Amount</b>	<b>Percent of Total</b>
Labor	\$4,725.00	48.34%
Materials	\$4,010.00	41.02%
Profit and Overhead	\$1,040.00	10.64%
Bond Insurance		0.00%
<b>Cost Breakdown Total:</b>	<b>\$9,775.00</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# 64769)**

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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

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Date

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Local Board of Education Designee

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Date