



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)*
Alliance Corporation
116 E. College Street Glasgow, KY 42141

CONTRACT INFORMATION:
Contract For:
BP 030-08 General Trades
Date:
April 25, 2025

CHANGE ORDER INFORMATION:
Change Order Number:
030
Date:
May 07, 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 adding canopies at Simpson Elementary.

The original Contract Sum was	\$ 2,133,888.07
Net change by previously authorized Change Orders	\$ 183,922.57
The Contract Sum prior to this Change Order was	\$ 2,317,810.64
The Contract Sum will be increased by this Change Order in the amount of	\$ 131,066.84
The new Contract Sum including this Change Order will be	\$ 2,448,877.48

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: Jon Thomas Green, Alliance Corporation
(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 Alliance Corporation

BID PACKAGE 030 30.) 030-08

DETAIL ITEM	AMOUNT
LABOR	\$ 82,000.00
MATERIALS	\$ 40,378.00
PROFIT & OVERHEAD	\$ 6,118.90
BOND INSURANCE	\$ 2,569.94
COST BREAKDOWN TOTAL	\$ 131,066.84

Description

Cost Associated with adding canopies at Simpson Elementary

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 CTE
 Change Description: Added Canopies
 Date: 4/23/26

Bid Pkg	Contractor	Trade	TOTAL	Price Status	Comments
010	Scotty's	Site/Storm	\$ -	NA	
020	Scotty's	Asphalt Paving	\$ -	NA	
030	Alliance	General Trades	\$ 131,066.84	P	
050	Clark Metal Works	Structrual 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/Accoustical 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	\$ -	NA	
TOTAL Cost			\$ 131,066.84		

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

Comments:



Date: 04/23/26

Quotation #: 25-1542

Project Information:
Simpson Elementary Franklin, KY

Revision #: _____

To: **Simpson Elementary School**

Phone:

Fax:

Mobile:

Email:

Attn:

Tennessee Valley Metals is pleased to provide the following quote:

The following includes aluminum protective covers as noted herein. See below for scope clarification. All dimensions listed below are nominal, as shown on documents provided.

Canopy Information:

QTY	Description	Length	Width	Sq Ft	Notes
1	Extruded Aluminum Walkway Cover	55	8	440	
1	Extruded Aluminum Walkway Cover	24	22	528	
1	Extruded Aluminum Walkway Cover	32	14	448	
1	Extruded Aluminum Walkway Cover	50	6	300	
1	Extruded Aluminum Walkway Cover	18	37	666	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
Total Sq Ft				2382	

Material Finish:	Standard Polyester				
Color:	Silver				
Addendum/Addenda:	0		Alternates:	0	
Warranty:	<i>(Years from Manufacturer)</i>	System:	1	Finish:	1

Project Lead Times:

Shop Drawing Schedule: Allow up to 10 weeks after receipt of executed Purchase Order, completion of acceptable credit check by Tennessee Valley Metals and all other required engineering information for submittal of shop drawings. Schedule subject to change based on date order received

Material Schedule: Allow up to 10 weeks after receipt of approved shop drawings and color for material to be available for fabrication. Schedule subject to change based on date order received.

Fabrication Schedule: Allow up to 2 weeks after receipt of material and final field measurements for completion of canopy fabrication. Schedule subject to change based on date order received.

The timeline for fabrication does not start until TVM receives final approved submittals, including color selection, from the customer or the architect.

Date: **04/23/26**Quotation #: **25-1542**

Project Information:

Revision #: _____

Simpson Elementary Franklin, KY**Included in scope:**

1. Sales / use tax is included.
2. Engineering is included unless otherwise specified.
3. Materials, drawings, field measurements and installation are included.
- 4.
- 5.
- 6.
- 7.
- 8.

Excluded from scope:

1. Bonds of any kind
2. Special insurance requirements such as wavier of subrogation and additional insured
3. Canopy footings will be designed by TVM - Materials and installation by Others
4. Blockouts (if required) will be supplied by TVM - Installation by Others
5. All associated electrical work by Others
- 6.
- 7.
- 8.
- 9.
- 10.

Additional Notes:

1. This quotation is subject to review and re-pricing when order is received.
2. **This quotation shall remain valid for 30 days only.**
3. It is the intent of TVM to provide a canopy design to reflect its best interpretation of the design intent of the documents provided
4. All work will commence upon receipt of purchase order, contract or signed quote. This offer does not include any design changes or additional materials outside the definition of the approved submittal by the customer/architect. Any changes made after submittal approval will require a quote for additional work/materials.

Terms of Payment (for Material Only Purchases)

- * Materials- Net 30 days from shipping date, unless otherwise indicated in credit review.
- * Interest of 1.5% per month applies to overdue payments.
- * Tennessee Valley Metals will not accept damages, either liquidated or consequential, due to delays.
- * Material only deliveries are FOB Oneonta, AL. The customer accepts responsibility of all materials from the moment the product leaves TVM's dock.



Date: **04/23/26**

Quotation #: **25-1542**

Project Information:
Simpson Elementary Franklin, KY

Revision #: _____

Project Pricing:

BASE BID

TVM Design Based on Site Visit -Walk Ways	\$84,476.00
TVM Design Based on Site Visit - Sitting Area	\$37,902.00
TOTAL	

ALTERNATES

TOTAL	\$0.00

ADDS

TOTAL	\$0.00

DEDUCTS

TOTAL	\$0.00

GRAND TOTAL **\$122,378.00**

Tennessee Valley Metals appreciates your business!

Best Regards,

Zac Witt
 Project Manager
zac.witt@tvmetals.com

Customer Acceptance*

I have read and understand all information listed herein:

Signature

Printed Name and Title

Company Name and Date



Date: 04/23/26

Quotation #: 25-1542

Project Information:
Simpson Elementary Franklin, KY

Revision #: _____

Standard Terms of Purchase

1. The contract price is based upon the particular specifications or other contract documents which are specifically identified in the quotation/order acknowledgement. Items omitted are excluded.
2. The customer is responsible for providing a deposit at time of purchase unless an option other than stipulated in this agreement is discussed and agreed upon. Payment terms to be determined at time of purchase.
3. Tennessee Valley Metals (TVM) may agree to grant credit terms to the customer. TVM will not be liable to the customer for any refusal to grant credit. Any credit terms are subject to TVM discretion. If the customers credit or financial standing becomes unsatisfactory, TVM may withdraw or modify the credit terms. The customer shall be responsible for TVM's cost of collection, including attorney fees, in the event of non-payment.
4. If payments due to TVM are not paid in accordance with the payment schedule in this agreement, TVM may suspend production, deliveries, installations and release of liens until the scheduled payments are made.
5. The customer may be charged 1.5% interest for each month the final payment has not been received past the date agreed upon per contract.
6. All additional delivery costs arising from local labor agreements shall be born by the customer.
7. Should the customer default on payment to TVM, and if settlement cannot be reached between the two parties, then both parties agree to settle their dispute in arbitration, regardless of the nature of the dispute. The customer will assume all attorney fees, arbitration cost, collection cost, as well as expense incurred by TVM, regardless of the arbitration outcome.
8. TVM reserves the right to investigate and resolve all issues to the most efficient and cost effective methods.
9. All change orders must be in writing and signed by all parties. The customer agrees that changes resulting in the furnishing of additional labor or materials will be approved prior to the commencement of the extra work.
10. Any design changes that affect the original costs estimated for the project or design changes after approval submittals, may result in additional cost to the customer. TVM will provide a change order for this cost that must be signed before proceeding. All changes that increase the initial timeline will also change the duration of the original production schedule and the installation.
11. There will be a minimum 20% charge for all cancelled orders.
12. The quoted timeline is an estimate. TVM will not be liable for any loss or damage to the customer or others due to delay or not delivering in accordance with the estimated date.
13. The customer shall inspect the goods immediately upon receipt and within 2 days notify TVM of any claim that goods are non-conforming. TVM shall be allowed reasonable opportunity to inspect and cure any claim default.
14. As a service to our customers, for any completed orders that cannot be accepted within 5-7 days of the original ship date, TVM can make arrangements to store material. Fees will be assessed per truckload per week. TVM will not be liable for concealed damage on materials stored longer than 30 days.
15. This agreement shall be governed and constituted by the laws of the State of Alabama.

Signed: _____
Customer Acceptance

Date: _____

Company: _____

FACPAC Contract Change Order Supplemental Information Form (Ref# 64949)

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: Alliance Corporation , 0030, General Trades
Type: CM Bid Package Proposed

Change Order Number 8
Time Extension Required No
Date Of Change Order 5/7/2026
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	\$282,502.17
Remaining After Approved COs	\$342,465.55
Net All COs	\$495,413.00
Remaining After All COs	\$129,554.72

This Requested Change Order Amount \$131,066.84

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$129,554.72

Balance

Contract Change Requested By Local Board of Education

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Cost associated with adding canopies at Simpson Elementary.

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	\$82,000.00	62.56%
Materials	\$40,378.00	30.81%
Profit and Overhead	\$6,118.90	4.67%
Bond Insurance	\$2,569.94	1.96%
Cost Breakdown Total:	\$131,066.84	

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# 64949)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date