



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)

Premiere Painting
756 Hillgreen Street Bowling Green, KY 42101

CONTRACT INFORMATION:

Contract For:
BP 099-01 - Painting & Joint Selants
Date:
April 25, 2025

CHANGE ORDER INFORMATION:

Change Order Number:
033
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 PR 004.

The original Contract Sum was	\$	134,407.60
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	134,407.60
The Contract Sum will be increased by this Change Order in the amount of	\$	8,100.55
The new Contract Sum including this Change Order will be	\$	142,508.15

The Contract time will be unchanged by () 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: Steve Fields, Premier Painting
(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 Premier Painting

BID PACKAGE 099 33.) 099-01

DETAIL ITEM	AMOUNT	
LABOR	\$	5,386.55
MATERIALS	\$	1,657.40
PROFIT & OVERHEAD	\$	1,056.60
BOND INSURANCE	\$	-
COST BREAKDOWN TOTAL	\$	8,100.55

Description

Cost Associated with PR 004

PR # 004 (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 004 - Tennis Building
 Date: 3/25/26

Bid Pkg	Contractor	Trade	TOTAL	Price Status	Comments
010	Scotty's	Site/Storm	\$ 33,694.78	P	
020	Scotty's	Asphalt Paving	\$ -	NA	
030	Alliance	General Trades	\$ 149,509.57	P	
050	Clark Metal Works	Structural Steel	\$ -	NA	
075	Gunter Roofing	Roofing	\$ 36,730.00	P	
080	Schlier Hardware	Steel Doors, Frames, Flush	\$ 16,709.00	P	
084	KY Mirror & Plate Glass	Aluminum Frame Entrance/Storefront	\$ 2,100.00	P	
092	Bennetts Contracting	Gypsum Board/Acoustical Panel Ceiling	\$ 8,752.05	P	
096	CDI Flooring	Flooring	\$ -	NA	
099	Premier Painting	Painting & Joint Sealants	\$ 8,287.00	P	
100	Atlas Metal Products	Misc Specialties	\$ 9,729.65	P	
123	US Specialites	Casework	\$ -	NA	
210	Twin Lakes Fire Protection	Fire Protection	\$ -	NA	
220	Lee Compnay	Mechanical & Plumbing	\$ 149,580.00	P	
260	Diversified Electric	Electrical	\$ 40,260.00	P	
TOTAL Cost			\$ 455,352.05		

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

Comments:

Premiere Painting LLC

Bowling Green, Ky.

"Since 1952"

Date: 3/4/2026	Estimator: Tracy Fields
Job Name: Simpson County CTE Tennis Court Restroom Bldg.	Phone: 270-793-6018
Job Location: Franklin, KY	Project Mgr: Joey Fields
Contact:	Phone: 270-634-4705
Phone:	E-Mail: tfields1976@gmail.com
E-Mail:	E-Mail: josephf359@gmail.com

Work was bid using plans provided by:	Alliance
Revision#:	
Plans dated:	2/18/2026

Cost Code	Phase of Work & Description of Bid Items	Units	Qty.	Total
Interior	Prep and paint gyms ceilings			
	Prep and paint CMU walls			
	Prep and paint HM Doors/frames			
	Seal concrete floors (H&C or equivalent) *see note below			
Exterior	Prep and paint CMU walls			
Labor and Materials included:				\$8,287.00
	Profit/overhead \$ 1080.91			
	Materials \$ 1695.55			
	Labor \$ 5510.54			
NOTES:	*Sealed concrete is only H&C or equivalent, if not required deduct \$1,044.00 from total bid			
	Caulking includes paint to paint surfaces only			
	No joint sealants included			
	Internal Office Use Only:			
JOB COST:			TOTAL BID	\$8,287.00

Acceptance Signature of Contractor: _____

Acceptance Signature of Owner: _____

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PROPOSAL REQUEST

DATE: 03/02/26

PR #: 004

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 site, structural, architectural and MEP PR drawings, adding a standalone toilet building with associated storage and supportive space by the existing tennis court. Any general notes and typical details shall refer to the base bid documents.

ATTACHMENTS

PR04 – Combined - 23066.PDF

BY: Gaoda Jiang, AIA, LEED Green Associate

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

GENERAL SITE NOTES

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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SITE DEMOLITION TAGS

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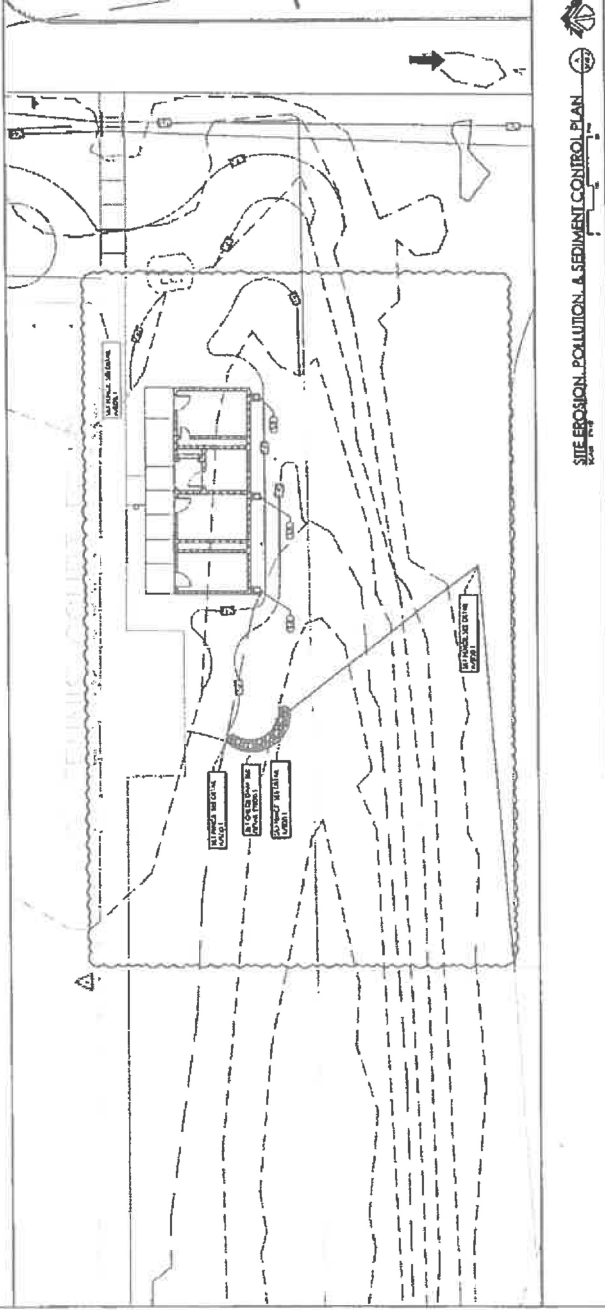
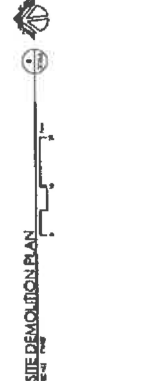
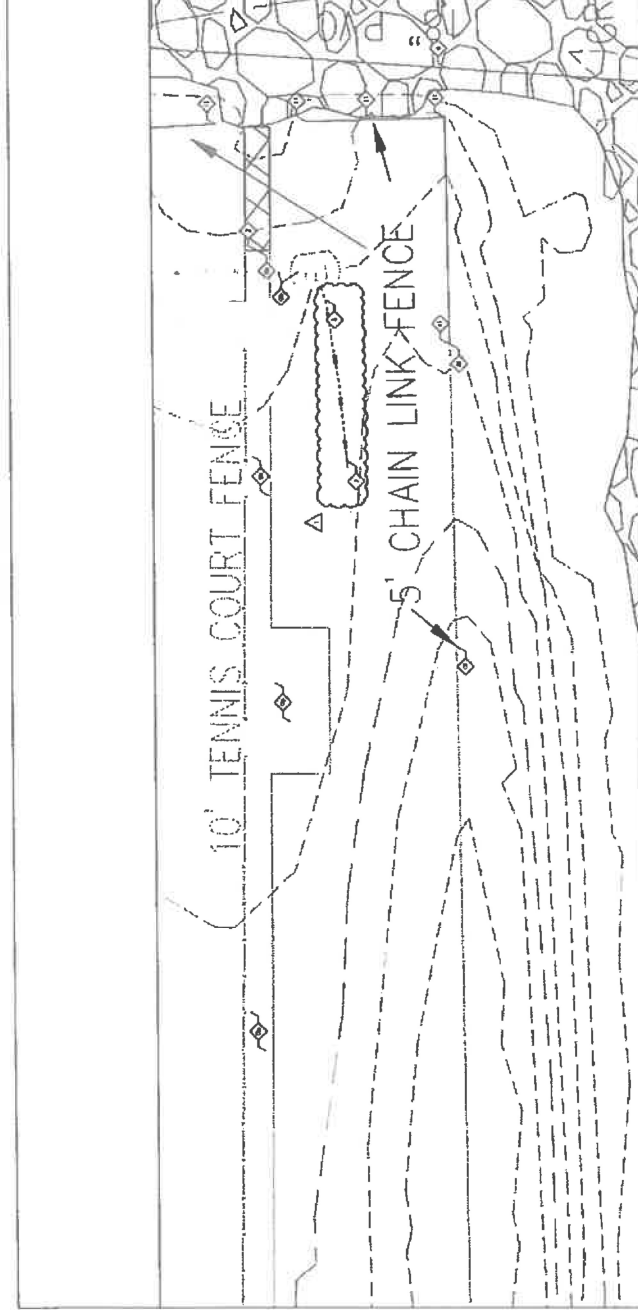
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SITE BMP NOTES

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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: February 6, 2026

SUBJECT: RFP Tennis Building (PR-004)

RATIONALE:

The Owner requests a restroom building next to the tennis courts as a change order to the CTE Renovation and Alternative School addition project.

DESCRIPTION OF REQUEST:

The Contractor shall provide MPE as indicated on the attached new and revised drawings.

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

ATTACHMENTS:

1. Revised DU1.1 – Site Electrical Demolition Plan
2. Revised U1.1 – Site Electrical Plan
3. Revised U1.3 – Sanitary Sewer & Water Utility Plan
4. ME2.1 – Tennis Court R.R. Building Mech-Elec Plan
5. ME2.2 – Tennis Court R.R. Building Mech-Elec Schedules

END OF DOCUMENT

