



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)*
Kentucky Mirror & Plate Glass
722 East 2nd Street Owensboro, KY 42303

CONTRACT INFORMATION:
Contract For:
BP 084-01 Alum Entrances &
Storefronts

Date:
April 25, 2025

CHANGE ORDER INFORMATION:
Change Order Number:
038

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	\$	<u>152,080.00</u>
Net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>152,080.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>2,100.00</u>
The new Contract Sum including this Change Order will be	\$	<u>154,180.00</u>

The Contract time will be unchanged by Zero (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: Preston Withers, Kentucky Mirror & Plate Glass
(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 KY Mirror and Plate Glass

BID PACKAGE 084 38.) 084-01

DETAIL ITEM	AMOUNT	
LABOR	\$	1,300.00
MATERIALS	\$	800.00
PROFIT & OVERHEAD	\$	-
BOND INSURANCE	\$	-
COST BREAKDOWN TOTAL	\$	2,100.00

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	Schiller 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			\$ 455,357.05		

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

Comments:



DATE: 3/9/2026

TO: Sam Johnson
Alliance Corporation

RE: PR 004 – Tennis Building
BP 084- Aluminum Storefront
Simpson Co CTE
Franklin, KY

WE AGREE TO FURNISH AND INSTALL:

- YKK 45 TU thermally, center set, interior storefront system in clear anodized finish for opening:
(1 each) Type 'N'
- Exterior glazing: 1" overall clear with low-E insulated annealed/tempered glass unit
- Exterior and interior caulking
- Exterior and interior glass cleaning

The proposal is based on PR004, specifications and construction documents prepared by Ross Tarrant dated 03/02/2026.

Exclusions:

- 1. Masonry opening and wood blocking.

SUM OF \$2,100.00

Cost Breakdown:

Labor:	\$1,300.00
Material:	\$ 800.00
Total:	\$2,100.00

THIS QUOTATION IS SUBJECT TO THE FOLLOWING TERMS AND CONDITONS

- Prompt execution of this work will be subject to delays occasioned by strikes, fires, carriers and all other causes beyond our control.
- We do not replace breakages caused directly or indirectly by anyone other than our own employees.
- Cleaning of glass or metal Store Front Construction not included.
- Figure quoted is based on an eight hour day (7 am – 3:30 pm), forty hour week. Overtime will be charged additional for work required during other than the regular work period, or for work performed on Saturday, Sunday or any Legal Holiday.
- Rejections will not be allowed where owner's glass is to be reused, except at owner's expense.
- After installation is made we do not assume responsibility for breakage or damage of any kind, except where it may be plainly shown to be our fault.
- Correction of clerical errors prior to acceptance permissible.
- Price revision allowable if not accepted within 30 days after date quoted.
- Terms 90% net for all material furnished and work performed during the month is to be paid on, or before the tenth of the following month. Balance in full to be paid within thirty days after completion of contract.

ACCEPTED: _____ SUBMITTED: Preston A. Withers

BY: _____ TITLE: Project Manager

DATE: _____ DATE: 3/9/2026

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

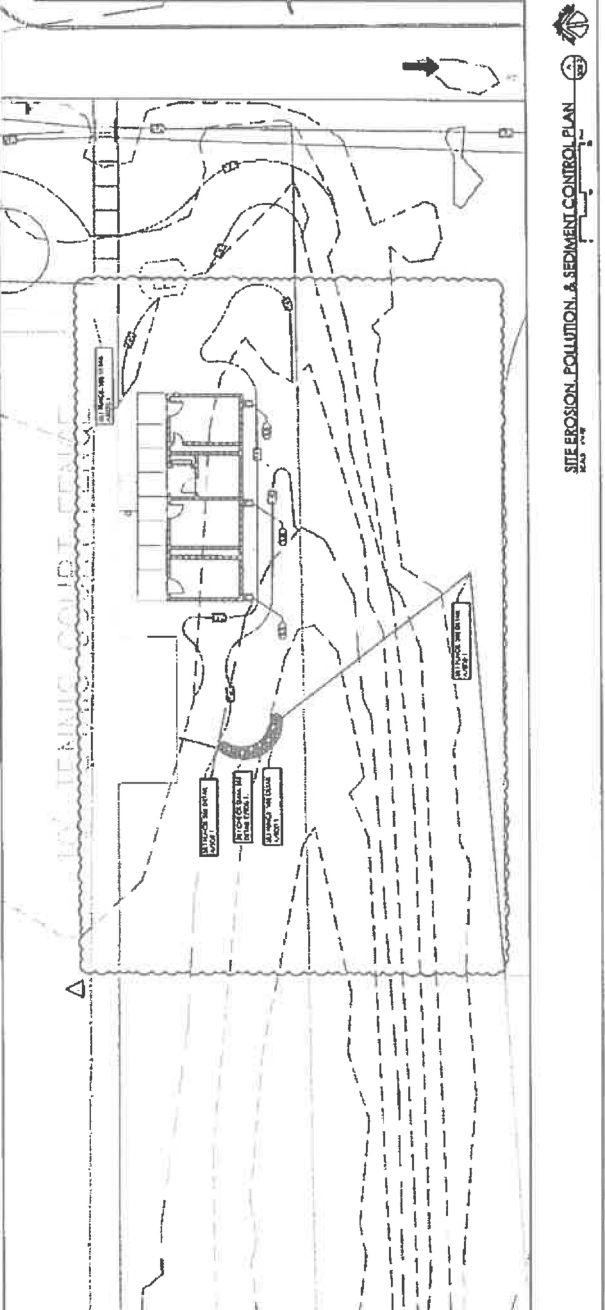
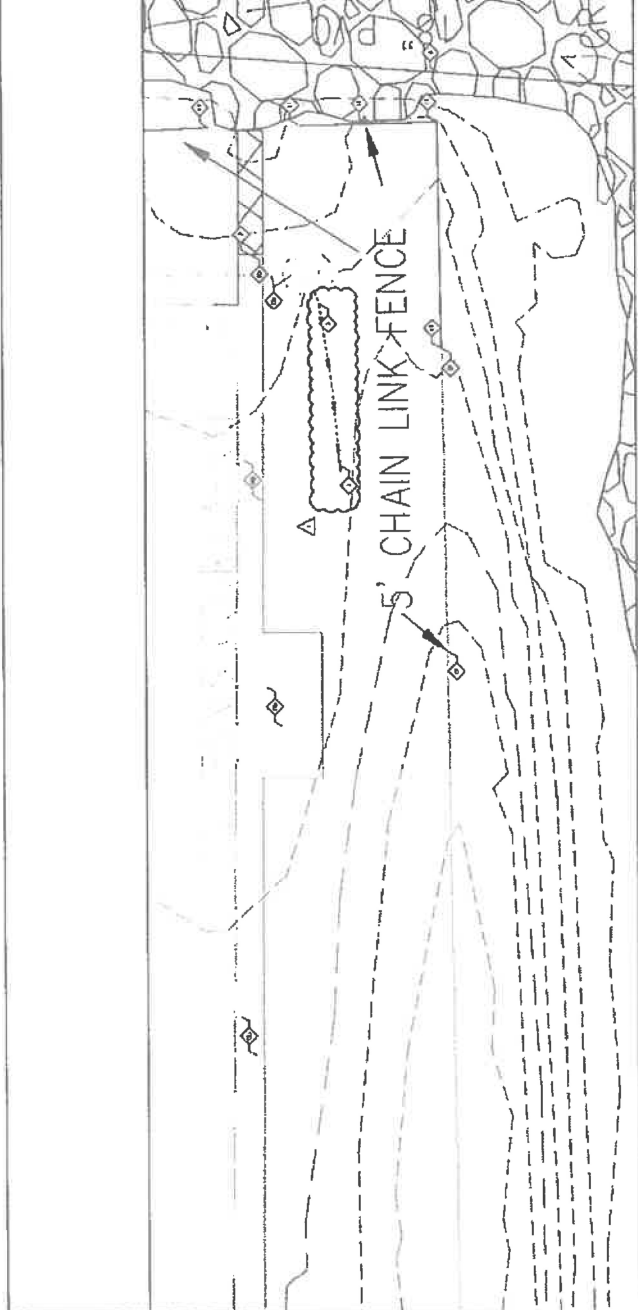
Referring to attached site, structural, architectural and MEP PR drawings, adding a standalone toilet building with associated storage and supportive space by the existing tennis court. Any general notes and typical details shall refer to the base bid documents.

ATTACHMENTS

PR04 – Combined - 23066.PDF

BY: Gaoda Jiang, AIA, LEED Green Associate

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



GENERAL SITE NOTES

1. THE SITE IS TO BE DEMOLISHED AND REDEVELOPED AS A COMMERCIAL OFFICE BUILDING.
2. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE FOUNDATION REMOVED.
3. THE EXISTING PAVEMENT IS TO BE DEMOLISHED AND THE SUBGRADE EXPOSED.
4. THE EXISTING UTILITY LINES ARE TO BE REMOVED AND THE SITE REGRADED TO ORIGINAL GRADE.
5. THE EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND A NEW FENCE INSTALLED.
6. THE EXISTING DRIVEWAY IS TO BE DEMOLISHED AND A NEW DRIVEWAY INSTALLED.
7. THE EXISTING SIDEWALK IS TO BE DEMOLISHED AND A NEW SIDEWALK INSTALLED.
8. THE EXISTING LANDSCAPING IS TO BE REMOVED AND A NEW LANDSCAPE PLAN INSTALLED.
9. THE EXISTING SIGNAGE IS TO BE REMOVED AND A NEW SIGNAGE PLAN INSTALLED.
10. THE EXISTING LIGHTING IS TO BE REMOVED AND A NEW LIGHTING PLAN INSTALLED.

SITE BMP NOTES

1. THE BMP'S ARE TO BE INSTALLED AS SHOWN ON THE PLAN.
2. THE BMP'S ARE TO BE MAINTAINED AT ALL TIMES.
3. THE BMP'S ARE TO BE REPAIRED OR REPLACED AS NEEDED.
4. THE BMP'S ARE TO BE REMOVED AT THE END OF THE PROJECT.
5. THE BMP'S ARE TO BE REINSTALLED AT THE END OF THE PROJECT.
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SITE DEMOLITION TAGS

1. TAG 1: DEMOLITION OF EXISTING CONCRETE FOUNDATION.
2. TAG 2: DEMOLITION OF EXISTING CONCRETE WALLS.
3. TAG 3: DEMOLITION OF EXISTING CONCRETE FLOORS.
4. TAG 4: DEMOLITION OF EXISTING ROOFING.
5. TAG 5: DEMOLITION OF EXISTING MECHANICAL SYSTEMS.
6. TAG 6: DEMOLITION OF EXISTING ELECTRICAL SYSTEMS.
7. TAG 7: DEMOLITION OF EXISTING PLUMBING SYSTEMS.
8. TAG 8: DEMOLITION OF EXISTING HVAC SYSTEMS.
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10. TAG 10: DEMOLITION OF EXISTING LIGHTING.

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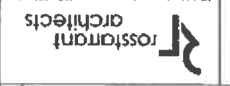
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rossant architects

Franklin-Simpson High School CTE Renovation & ALT School Addition
 Simpson County Board of Education
 400 S College St Franklin KY 40314

EG# 23-03
 Date: 08/14/2023
 Project: Franklin-Simpson High School CTE Renovation & ALT School Addition
 Location: 400 S College St Franklin KY 40314
 Scale: 1/4" = 1'-0"

LEGEND

[Symbol]	EXISTING IMPROVEMENTS
[Symbol]	NEW IMPROVEMENTS
[Symbol]	EXISTING UTILITIES
[Symbol]	NEW UTILITIES
[Symbol]	EXISTING FENCES
[Symbol]	NEW FENCES
[Symbol]	EXISTING DRIVEWAYS
[Symbol]	NEW DRIVEWAYS
[Symbol]	EXISTING SIDEWALKS
[Symbol]	NEW SIDEWALKS
[Symbol]	EXISTING LANDSCAPING
[Symbol]	NEW LANDSCAPING
[Symbol]	EXISTING SIGNAGE
[Symbol]	NEW SIGNAGE
[Symbol]	EXISTING LIGHTING
[Symbol]	NEW LIGHTING

SD0.5
 SHEET NUMBER
 DATE: 08/14/2023

ROOM FINISH SCHEDULE PR-04

NO.	DESCRIPTION	FINISH	QTY	UNIT	PRICE	TOTAL
1	CEILING	AC	100	SQ. FT.	1.50	150.00
2	WALL	AC	200	SQ. FT.	1.50	300.00
3	FLOOR	AC	100	SQ. FT.	1.50	150.00
4	DOOR	AC	10	EA.	15.00	150.00
5	WINDOW	AC	20	EA.	15.00	300.00
6	ROOF	AC	100	SQ. FT.	1.50	150.00
7	MECHANICAL	AC	10	EA.	15.00	150.00
8	ELECTRICAL	AC	10	EA.	15.00	150.00
9	PLUMBING	AC	10	EA.	15.00	150.00
10	PAINT	AC	100	SQ. FT.	1.50	150.00
11	GLASS	AC	10	SQ. FT.	15.00	150.00
12	IRONWORK	AC	10	EA.	15.00	150.00
13	MECHANICAL	AC	10	EA.	15.00	150.00
14	ELECTRICAL	AC	10	EA.	15.00	150.00
15	PLUMBING	AC	10	EA.	15.00	150.00
16	PAINT	AC	100	SQ. FT.	1.50	150.00
17	GLASS	AC	10	SQ. FT.	15.00	150.00
18	IRONWORK	AC	10	EA.	15.00	150.00
19	MECHANICAL	AC	10	EA.	15.00	150.00
20	ELECTRICAL	AC	10	EA.	15.00	150.00
21	PLUMBING	AC	10	EA.	15.00	150.00
22	PAINT	AC	100	SQ. FT.	1.50	150.00
23	GLASS	AC	10	SQ. FT.	15.00	150.00
24	IRONWORK	AC	10	EA.	15.00	150.00
25	MECHANICAL	AC	10	EA.	15.00	150.00
26	ELECTRICAL	AC	10	EA.	15.00	150.00
27	PLUMBING	AC	10	EA.	15.00	150.00
28	PAINT	AC	100	SQ. FT.	1.50	150.00
29	GLASS	AC	10	SQ. FT.	15.00	150.00
30	IRONWORK	AC	10	EA.	15.00	150.00
31	MECHANICAL	AC	10	EA.	15.00	150.00
32	ELECTRICAL	AC	10	EA.	15.00	150.00
33	PLUMBING	AC	10	EA.	15.00	150.00
34	PAINT	AC	100	SQ. FT.	1.50	150.00
35	GLASS	AC	10	SQ. FT.	15.00	150.00
36	IRONWORK	AC	10	EA.	15.00	150.00
37	MECHANICAL	AC	10	EA.	15.00	150.00
38	ELECTRICAL	AC	10	EA.	15.00	150.00
39	PLUMBING	AC	10	EA.	15.00	150.00
40	PAINT	AC	100	SQ. FT.	1.50	150.00
41	GLASS	AC	10	SQ. FT.	15.00	150.00
42	IRONWORK	AC	10	EA.	15.00	150.00
43	MECHANICAL	AC	10	EA.	15.00	150.00
44	ELECTRICAL	AC	10	EA.	15.00	150.00
45	PLUMBING	AC	10	EA.	15.00	150.00
46	PAINT	AC	100	SQ. FT.	1.50	150.00
47	GLASS	AC	10	SQ. FT.	15.00	150.00
48	IRONWORK	AC	10	EA.	15.00	150.00
49	MECHANICAL	AC	10	EA.	15.00	150.00
50	ELECTRICAL	AC	10	EA.	15.00	150.00

FINISH LEGEND

NO.	DESCRIPTION	FINISH
1	CEILING	AC
2	WALL	AC
3	FLOOR	AC
4	DOOR	AC
5	WINDOW	AC
6	ROOF	AC
7	MECHANICAL	AC
8	ELECTRICAL	AC
9	PLUMBING	AC
10	PAINT	AC
11	GLASS	AC
12	IRONWORK	AC
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16	PAINT	AC
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43	MECHANICAL	AC
44	ELECTRICAL	AC
45	PLUMBING	AC
46	PAINT	AC
47	GLASS	AC
48	IRONWORK	AC
49	MECHANICAL	AC
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PR DOOR SCHEDULE

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50	ELECTRICAL	AC	10	EA.	15.00	150.00

TOILET ACCESSORY LEGEND

NO.	DESCRIPTION	FINISH
1	ACCESSIBLE WASHROOM	AC
2	ACCESSIBLE WATER CLOSET	AC
3	ACCESSIBLE TOILET	AC
4	ACCESSIBLE MEN'S	AC
5	ACCESSIBLE WOMEN'S	AC
6	ACCESSIBLE UNIFORM CHANGING	AC
7	ACCESSIBLE MEN'S	AC
8	ACCESSIBLE WOMEN'S	AC
9	ACCESSIBLE UNIFORM CHANGING	AC
10	ACCESSIBLE MEN'S	AC
11	ACCESSIBLE WOMEN'S	AC
12	ACCESSIBLE UNIFORM CHANGING	AC
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26	ACCESSIBLE WOMEN'S	AC
27	ACCESSIBLE UNIFORM CHANGING	AC
28	ACCESSIBLE MEN'S	AC
29	ACCESSIBLE WOMEN'S	AC
30	ACCESSIBLE UNIFORM CHANGING	AC

ROOF NOTES

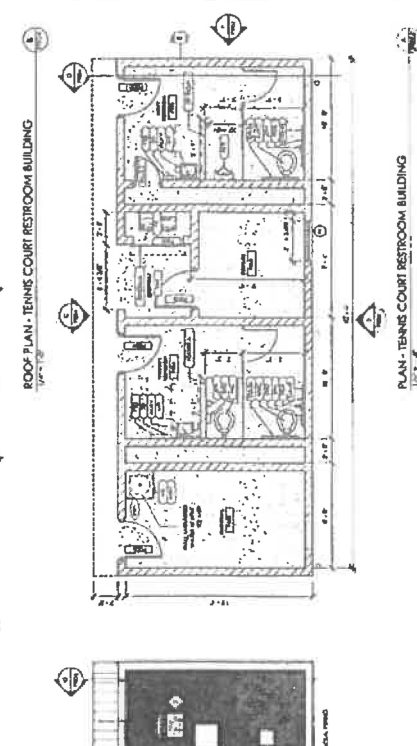
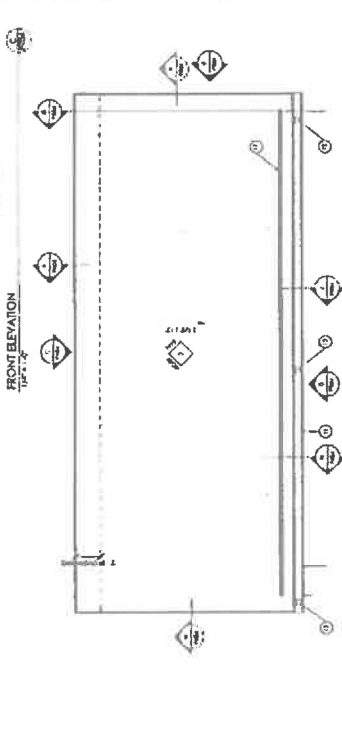
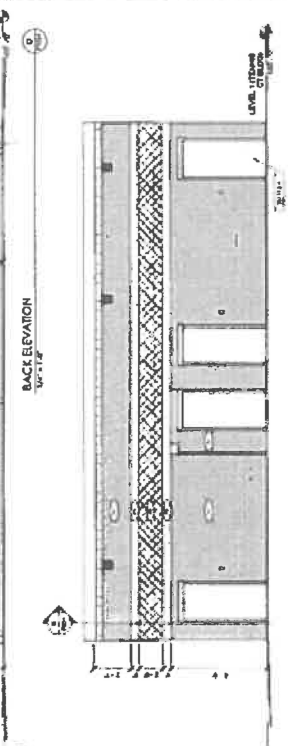
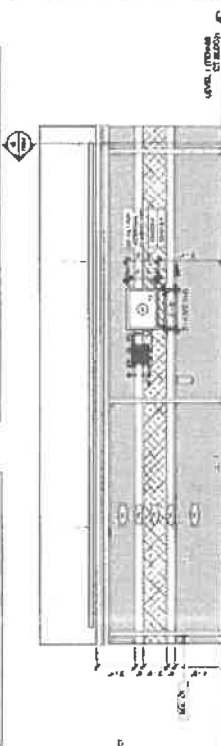
1. ALL ROOF FINISHES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES REFERENCED HEREIN.
 2. THE ROOF SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
 3. THE ROOF SHALL BE REPAIRED IMMEDIATELY UPON NOTIFICATION BY THE ARCHITECT.
 4. THE ROOF SHALL BE INSURED AGAINST ALL RISKS OF DAMAGE.
 5. THE ROOF SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES REFERENCED HEREIN.

RCP NOTES

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7	ACCESSIBLE MEN'S	AC
8	ACCESSIBLE WOMEN'S	AC
9	ACCESSIBLE UNIFORM CHANGING	AC
10	ACCESSIBLE MEN'S	AC
11	ACCESSIBLE WOMEN'S	AC
12	ACCESSIBLE UNIFORM CHANGING	AC
13	ACCESSIBLE MEN'S	AC
14	ACCESSIBLE WOMEN'S	AC
15	ACCESSIBLE UNIFORM CHANGING	AC
16	ACCESSIBLE MEN'S	AC
17	ACCESSIBLE WOMEN'S	AC
18	ACCESSIBLE UNIFORM CHANGING	AC
19	ACCESSIBLE MEN'S	AC
20	ACCESSIBLE WOMEN'S	AC
21	ACCESSIBLE UNIFORM CHANGING	AC
22	ACCESSIBLE MEN'S	AC
23	ACCESSIBLE WOMEN'S	AC
24	ACCESSIBLE UNIFORM CHANGING	AC
25	ACCESSIBLE MEN'S	AC
26	ACCESSIBLE WOMEN'S	AC
27	ACCESSIBLE UNIFORM CHANGING	AC
28	ACCESSIBLE MEN'S	AC
29	ACCESSIBLE WOMEN'S	AC
30	ACCESSIBLE UNIFORM CHANGING	AC



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

**ELECTRICAL
DEMOLITION TAG NOTES**

APPLICABLE TO THIS DRAWING ONLY

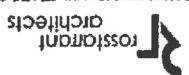
1. DEMOLITION TAGS SHALL BE PLACED ON ALL ELECTRICAL DEVICES TO BE DEMOLISHED.
2. ALL DEMOLITION TAGS SHALL BE PLACED ON THE ELECTRICAL DEVICES TO BE DEMOLISHED.
3. DEMOLITION TAGS SHALL BE PLACED ON THE ELECTRICAL DEVICES TO BE DEMOLISHED.
4. DEMOLITION TAGS SHALL BE PLACED ON THE ELECTRICAL DEVICES TO BE DEMOLISHED.



GENERAL SITE UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL THE EXISTING UTILITIES AND DEVICES TO BE DEMOLISHED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONAL AGENCIES.
2. ALL UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONAL AGENCIES.
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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONAL AGENCIES.

SITE ELECTRICAL DEMOLITION
 Simpson Co. CTE Improvements & Alternative School Addition
 Simpson County Board of Education
 400 S College St, Franklin, KY 42134



SITE LEGEND

- 1. DEMOLITION TAG
- 2. BURIED UTILITY
- 3. EXISTING UTILITY
- 4. ELECTRICAL DEVICES TO BE DEMOLISHED

NOTICE

ALL DEMOLITION TAGS SHALL BE PLACED ON ALL ELECTRICAL DEVICES TO BE DEMOLISHED.

EXCAVATION NOTE

ALL EXCAVATIONS SHALL BE MADE IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCIES.

BURIED UTILITIES NOTE

ALL BURIED UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO THE START OF CONSTRUCTION.

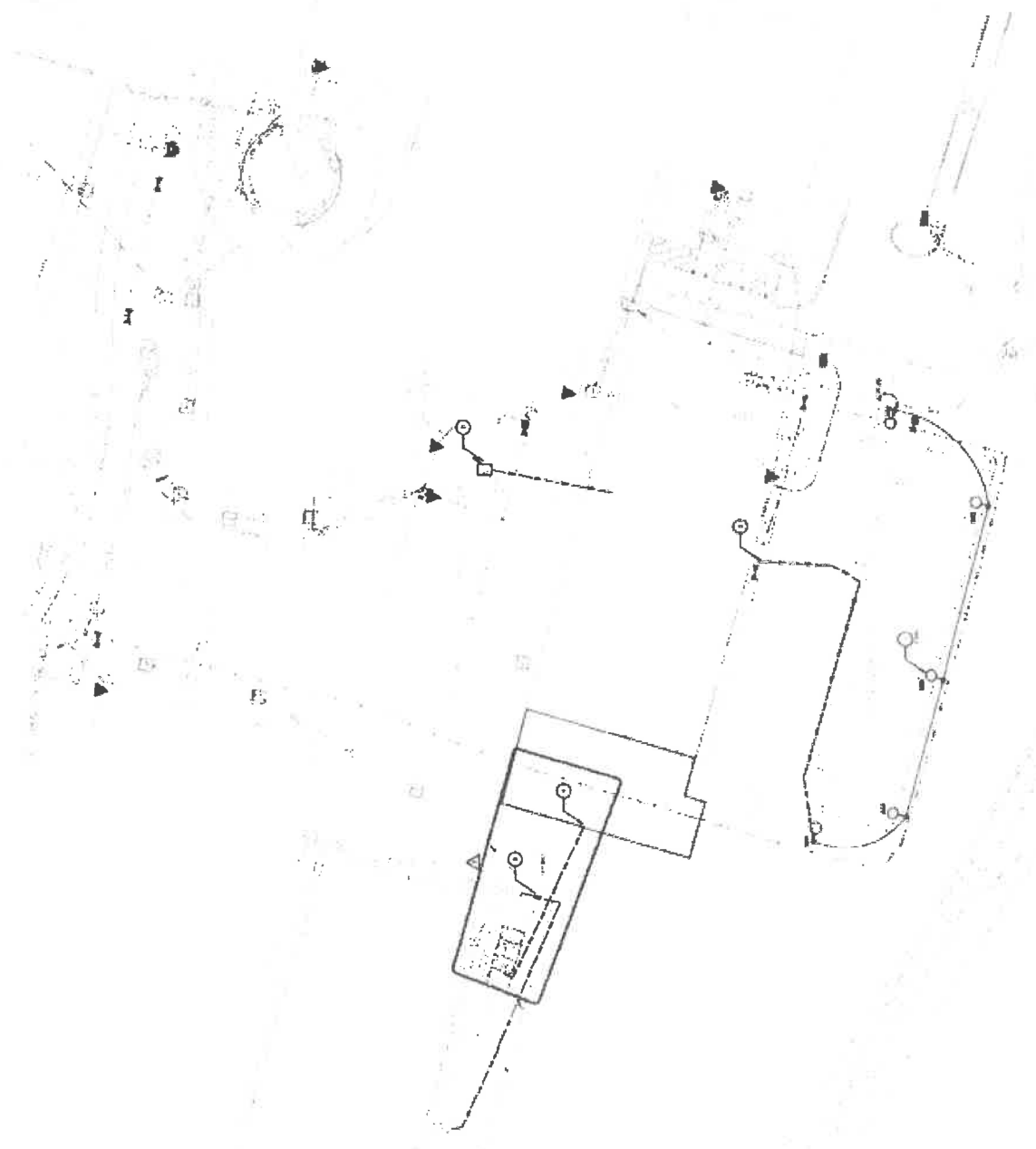
SITE ELECTRICAL DEMOLITION



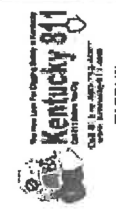
DU1.1

ELECTRICAL CONSTRUCTION TAG NOTES
 APPLICABLE TO THIS PROJECT ONLY

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE KENTUCKY ELECTRICAL CODE (KEC).
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE KENTUCKY ELECTRICAL CODE (KEC) AND THE NATIONAL ELECTRICAL CODE (NEC).
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10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE KENTUCKY ELECTRICAL CODE (KEC) AND THE NATIONAL ELECTRICAL CODE (NEC).



THE SITE ELECTRICAL TECHNOLOGY SCHOOL



MARCUM ENGINEERS, P.C.
 1701 PINE LANE
 COVINGTON, KY 40303
 (502) 538-1100
 WWW.MARCUMENGINEERS.COM

U.I.I.

DATE	11-23-05
PROJECT	SITE ELECTRICAL TECHNOLOGY SCHOOL
CLIENT	SIMPSON COUNTY BOARD OF EDUCATION
DESIGNER	MARCUM ENGINEERS, P.C.
CHECKED	[Signature]
APPROVED	[Signature]

SITE ELECTRICAL TECHNOLOGY SCHOOL
 SIMPSON CO. CTE IMPROVEMENTS & ALTERNATIVE SCHOOL ADDITION
 400 S. COLLEGE ST., FRANKLIN, KY 42134
 SIMPSON COUNTY BOARD OF EDUCATION



ROSS STARRON architects