



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 030-012 General Trades
Date:
April 25, 2025

CHANGE ORDER INFORMATION:

Change Order Number:
056
Date:
August 14, 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 the 220 bid package work for the tennis building.

The original Contract Sum was	\$	2,133,888.07
Net change by previously authorized Change Orders	\$	809,372.46
The Contract Sum prior to this Change Order was	\$	2,943,260.53
The Contract Sum will be increased by this Change Order in the amount of	\$	171,291.46
The new Contract Sum including this Change Order will be	\$	3,114,551.99

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 56) 030-012

DETAIL ITEM	AMOUNT
LABOR	\$ 105,936.00
MATERIALS	\$ 54,000.00
PROFIT & OVERHEAD	\$ 7,996.80
BOND INSURANCE	\$ 3,358.66
COST BREAKDOWN TOTAL	\$ 171,291.46

Description

Cost Associated with the 220 Bid Package work for the Tennis Building

PR # 4 (ATTACH PR)

CHANGE ORDER INITIATED BY:

ARCHITECT/ENGINEER

OWNER
☒ CONTRACTOR

CM

CODE OFFICIAL

OTHER _____

PLEASE INCLUDE THIS FORM WITH EVERY CHANGE ORDER.



Knight's Mechanical

4250 Leitchfield Rd.
Cecilia, KY 42724
(270) 765-4141

180 Beaver Trail South
Glasgow, KY 42141
(270) 678-4731

www.knightsmechanical.com

PROPOSAL

Date: 7/20/26

To: Mr. Ryan Martin – Alliance Corporation

Job Name/Location: Franklin CTE Tennis Building / Franklin, KY

We propose to furnish all labor, material, equipment, and sales and usage tax to install the following based on information provided plans per PR004 and below listed scope of work:

PLUMBING & HVAC

- Plumbing Fixtures as shown on ME2.1 & Schedule per ME2.2
- Sanitary Waste & Vent Piping (5'-0" Outside Building)
- Domestic Water Piping (5'-0" Outside Building)
- HVAC Equipment per ME2.1 & Schedule ME2.2
- Ductwork, Air Devices, Dampers & Louvers
- Plumbing & HVAC Insulation
- Plumbing & HVAC Permits
- Mechanical Labeling & Firestopping

JOB EXCLUSIONS: Power Wiring, Concrete Work, Rock Excavation, Building Management Controls, Site Utility Work, Meters & Tap Fees, Bonding, Testing & Balance, Roofing, Structural Steel Work

COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS, FOR THE SUM OF: **\$117,436.**

--Nick Soards--

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any attention or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Authorized Signature: _____ Note: This proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. I hereby authorize the work to be done as described above. All materials are to be billed at your regular price. I agree to pay cash for such materials and labor upon delivery or on terms satisfactory to you and until paid in full. Any unpaid balance shall constitute a lien on the property. I understand all overdue accounts are subject to a 2% PER MONTH SERVICE CHARGE, EQUAL TO 24% PER ANNUM. I do hereby contractually agree to reimburse Knight's Mechanical, LLC, for any and all costs and fees incurred in collecting the above-stated amounts, including reasonable attorney's fees. Net Payment Terms of 30 days.



Knight's Mechanical

4250 Leitchfield Rd.
Cecilia, KY 42724
(270) 765-4141

180 Beaver Trail South
Glasgow, KY 42141
(270) 678-4731

www.knightsmechanical.com

Date of Acceptance: _____

Signature _____ Signature _____

****** TARIFF PROTECTION LANGUAGE PART OF THE PROPOSAL ******

Tariffs imposed after the date of this bid are NOT covered. Subsequent tariffs will increase this bid. Pre-tariff buyouts, payment and storage is strongly recommended.

The performance of this bid is subject to mutually agreeable contract terms.

SCOTT & RITTER, INC.

*Municipal · Commercial · Industrial · Highway
Heavy Civil / Utility Contractors*

2385 Barren River Road
P.O. Box 749
Bowling Green, KY 42102

Tel: (270) 781-9988
Fax: (270) 782-3267
www.scottandritter.com

July 15, 2026

Luke Mauk
Alliance Corporation
116 East College Street
Glasgow, KY 42141

RE: SIMPSON CO. CTE TENNIS COURT UTILITIES

Dear Mr. Mauk,

Scott & Ritter, Inc. appreciates the opportunity to bid this project. Please review the scope and pricing below and feel free to let me know if you have any questions or concerns. We look forward to working with you on this job.

Domestic Water: **\$11,500.00**

- 110 LF +/- 2" SDR21 with fittings as required
- Concrete thrust blocks and restraints
- Test / flush

Sanitary Sewer: **\$31,000.00**

- Tie-in to existing 8" line
- 175 LF +/- 4" SDR35 with fittings as required
- Crushed stone refill in proposed pavement areas
- 4 EA cleanouts
- Test

Project Total: \$42,500.00

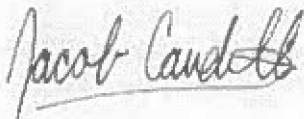
Clarifications:

- General
 - This bid is calculated according to plans dated 2026.03.02 received via email.
 - It is the intent of Scott & Ritter, Inc. that all work quoted above be awarded as one lump sum.
 - Rock excavation is not included in this bid. In the event that rock is encountered, it can be removed on a time and material basis or by unit prices agreed upon at that time.
 - This bid assumes 10 working hour days (typically 6:30 am – 5:30 pm) 5 days per week. Longer hours (or Saturday work) may be required to meet project schedule.

- No bond has been included in this pricing. In the event that a bond is required, please add 1 ½% to the bid amount.
- No permits (encroachment, grading, building, plumbing, etc.) have been included.
- Mobilization to and from the site is included in this price
- Staking for our scope of work is included in this bid.
- This bid assumes that .dwg (AUTOCAD) drawings will be available from the engineer of record for our use in both staking and GPS for the project at no additional cost to Scott & Ritter, Inc.
- This bid also assumes that the owner / engineer will be responsible for establishing vertical and horizontal control on the site (a minimum of 3 EA known control points) that match the coordinate system of the design used in the .dwg file.
- Private wage rates were used in the pricing of this bid. No prevailing wages have been included.
- No temporary lay-down, parking, etc. is included in this bid.
- No footing excavation is included in this bid.
- Removal of other trades spoil from the site is not included in this bid. It is assumed that each individual trade will be responsible for removing their spoil from the site.
- The following addenda have been received and are included in this bid: PR #004
- Exterior Domestic Water
 - The exterior domestic water is included to within 5' of the building.
 - No plumbing permit is included. It is assumed that the plumbing sub-contractor for the project will be responsible for obtaining a plumbing permit to cover both the interior and exterior domestic water at no cost to Scott & Ritter, Inc.
 - The plumbing sub-contractor may also be responsible for witnessing installation, scheduling inspections, and assisting with testing.
 - The following tap / meter fees have been included in this bid:
 - N/A
- Exterior Sanitary Sewer
 - The exterior sanitary sewer is included to within 5' of the building.
 - No plumbing permit is included. It is assumed that the plumbing sub-contractor for the project will be responsible for obtaining a plumbing permit to cover both the interior and exterior sanitary sewer at no cost to Scott & Ritter, Inc.
 - The plumbing sub-contractor may also be responsible for witnessing installation, scheduling inspections, and assisting with testing.
 - The following tap fees have been included in this bid:
 - N/A

Please feel free to call our office with any questions you may have. My contact information is listed below.

Sincerely,
SCOTT & RITTER, INC.



Jacob Caudill
Project Manager
Office: (270) 781-9988
Cell: (270) 799-0006

FACPAC Contract Change Order

Supplemental Information Form (Ref# 65680)

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	12
Time Extension Required	No
Date Of Change Order	8/14/2026
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	\$1,808,161.92
Net Approved COs	\$961,821.55
Remaining After Approved COs	\$846,340.37
Net All COs	\$1,787,225.28
Remaining After All COs	\$20,936.64

This Requested Change Order Amount \$171,291.46

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$20,936.64

Balance

Contract Change Requested By

Contractor

Contract Change Reason Code

Expansion of Scope

Change Order Description And Justification

Cost associated with the 220 bid package work for the tennis building.

Cost Benefit To Owner

The cost associated with 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	\$105,936.00	61.85%
Materials	\$54,000.00	31.53%
Profit and Overhead	\$7,996.80	4.67%
Bond Insurance	\$3,358.66	1.96%
Cost Breakdown Total:	\$171,291.46	

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# 65680)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date