



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 030-013 General Trades
Date:
April 25, 2025

CHANGE ORDER INFORMATION:
Change Order Number:
060
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 PR 014 - Lincoln Elementary parking lot.

The original Contract Sum was	\$	2,133,888.07
Net change by previously authorized Change Orders	\$	980,663.92
The Contract Sum prior to this Change Order was	\$	3,114,551.99
The Contract Sum will be increased by this Change Order in the amount of	\$	60,368.45
The new Contract Sum including this Change Order will be	\$	3,174,920.44

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



CONSTRUCTION CHANGE COST SUMMARY

Project: Franklin Simpson CTE
 Change Description: PR 014 - Lincoln Elementary Parking Lot
 Date: 8/4/26

Bid Pkg	Contractor	Trade	TOTAL	Price Status	Comments
010	Scotty's	Site/Storm	\$ 218,205.46	P	
020	Scotty's	Asphalt Paving	\$ 81,000.00	P	
030	Alliance	General Trades	\$ 60,368.45	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 Company	Mechanical & Plumbing	\$ -	NA	
260	Diversified Electric	Electrical	\$ 30,055.00	P	
TOTAL Cost			\$ 389,628.91		O = Outstanding; A= Acceptable; R = Rejected; NA = Not Applicable

Comments:

COVENANT CONCRETE

Proposal

822 Butler Bridge Rd
Portland, TN 37148
423-498-6808
estimates@covenantconcrete.com

DATE: JULY 16, 2026

EXPIRATION DATE 30 Days

TO

ESTIMATOR	JOB
Dane McCuiston	Franklin Simpson CTE - PR014 Concrete

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1 LS	Site Concrete	\$51,465.00	\$51,465.00
		Total	\$51,465.00

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below:

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

Scope of Work:

1. Site Concrete:
 - a. Sidewalks:
 - i. 2,335 SF x 4" thick.
 - ii. Turn down edge along asphalt.
 - iii. Detectable warnings = 1 each.
 - b. Curb and Gutter = 608 LF.

Exclusions:

- 1) Survey/Layout.
- 2) Replacement of unsuitable soils.
- 3) Rock excavation.
- 4) Traffic control.
- 5) Anchor bolts, bollards, handrails, and any other metal embeds not in above scope.
- 6) Testing or inspections.
- 7) Permit and bonds.

FACPAC Contract Change Order

Supplemental Information Form (Ref# 65688)

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 13
 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	\$2,094,649.19
Remaining After All COs	\$-286,487.27

This Requested Change Order Amount \$60,368.45

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency (\$286,487.27)

Balance

Contract Change Requested By Local Board of Education

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Cost associated with PR 014 - Lincoln Elementary parking lot.

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	\$21,465.00	35.56%
Materials	\$30,000.00	49.69%
Profit and Overhead	\$7,719.75	12.79%
Bond Insurance	\$1,183.70	1.96%
Cost Breakdown Total:	\$60,368.45	

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# 65688)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date