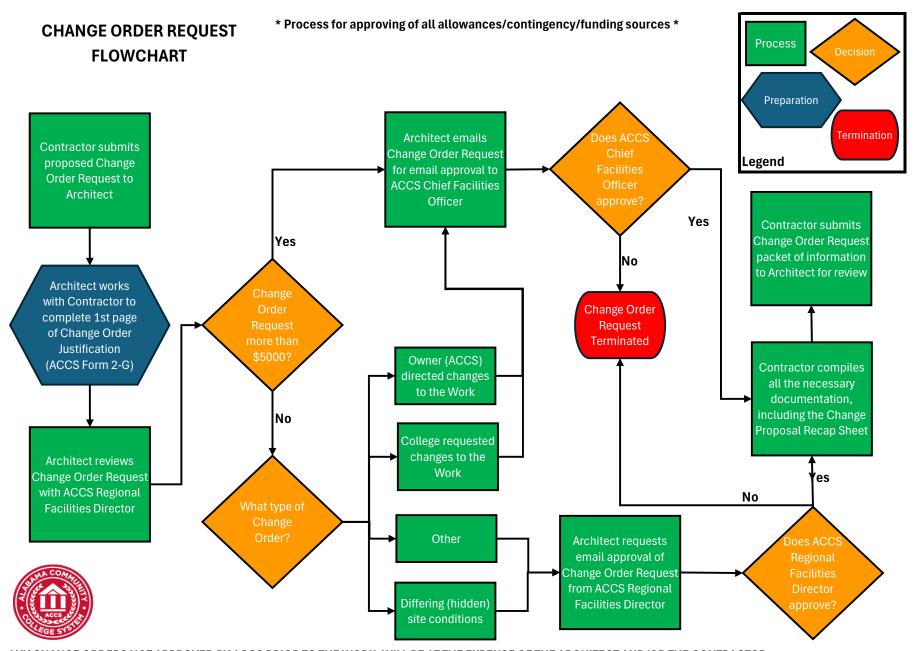
CHANGE ORDER PROCESS

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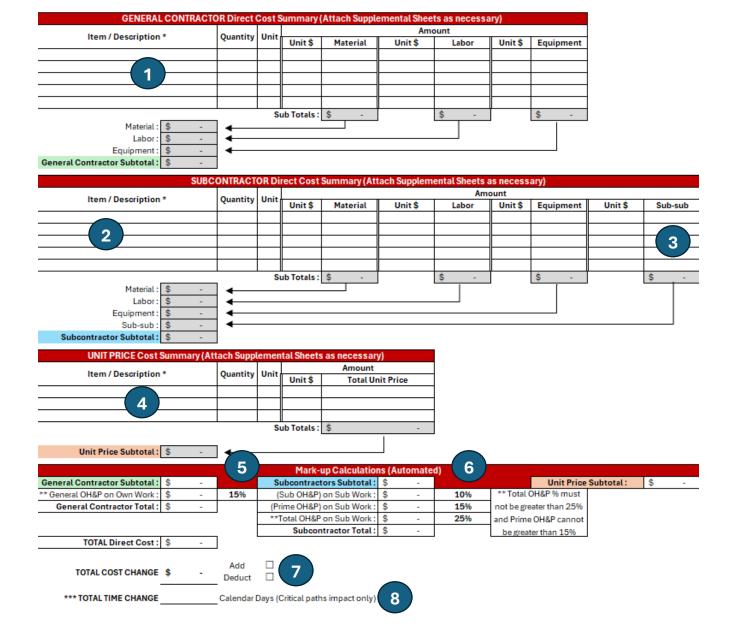
ANY CHANGE ORDERS NOT APPROVED BY ACCS PRIOR TO THE WORK, WILL BE AT THE EXPENSE OF THE ARCHITECT AND/OR THE CONTRACTOR

CHANGE PROPOSAL RECAP SHEET											
Project Name :							Date:				
ACCS Project Number :											
Contractor Name :					•		Initiated By :	Owner/A	Architect		
Reference Change Proposal Request Number :	:				(Check One)	Conti	ractor			
								Subcor	ntractor		
Brief Description of Proposed Change :											
GENERAL CONTRAC	TOR Direct	Cost	Summary (Attach Supple	mental Sheets	as necessary)					
Item / Description *	Quantity	Unit			Am	ount					
	4	•	Unit \$	Material	Unit \$	Labor	Unit\$	Equipment			
			Sub Totals :	¢		\$ -		\$ -			
Material:	1		Sub Totats .	Φ -		Φ -	J	Ф -			
Labor: \$ -											
Equipment: \$ -	→										
General Contractor Subtotal: \$ -	'										
	1										
SU	BCONTRAC	CTORI	Direct Cost	Summary (Att	ach Suppleme	ental Sheets as		/)			
Item / Description *	Quantity	Unit	IIia di	Matarial	11	1	ount	F 1	11	1 ch	
			Unit \$	Material	Unit \$	Labor	Unit \$	Equipment	Unit \$	Sub	-sub
							l 				
							-				
	1		Sub Totals :	\$ -		\$ -		\$ -		\$	-
Material: \$ -] ←—										
Labor: \$ -	│ 										
Equipment: \$ -											
Sub-sub: \$ -	←										J
Subcontractor Subtotal: \$ -											
UNIT PRICE Cost Summary (At	tach Suppl	emen	tal Sheets	as necessary)		1					
				Amount							
Item / Description *	Quantity	Unit	Unit \$	Total U	nit Price						
			Sub Totals :	\$	-						
	1 .										
Unit Price Subtotal: \$ -	•				_						
			Mark	-up Calculatio	ns (Automated	d)					
General Contractor Subtotal: \$ -				actors Subtotal :				Unit Price	Subtotal:	\$	-
** General OH&P on Own Work : \$ -	15%		•	P) on Sub Work :	\$ -	10%		H&P % must not			
General Contractor Total: \$ -	j	<u> </u>		P) on Sub Work :	\$ -	15%	4	r than 25% and			
		<u> </u>		&P on Sub Work :	\$ -	25%		H&P cannot be			
TOTAL Birrar Ocarda I d	1		Subc	ontractor Total :	\$ -		greate	er than 15%			
TOTAL Direct Cost: \$ -	J										
	Add										
TOTAL COST CHANGE \$ -	Deduct										
		_									
*** TOTAL TIME CHANGE	Calendar D	ays (Cr	itical paths i	mpact only)							
Article 19 of the General Conditions sets forth that Ge	neral Contra	actor's	OH&Pisam	aximum of 15%	Where Subcontr	actor work is invo	lved, total O	H&P shall not evo	eed 25%		
* Materials permanently installed in the building shal			- 1 I I I I I I I I I I I I I I I I I I	a.a	Gubconti	LOLOT WOLK IS HIVO	, total O	Shatt not ext	.554 20 /0.		
** "Overhead" shall cover the Contractor's indirect co			such as the o	cost of bonds, sui	perintendent and	d other job office i	oersonnel, w	atchman, job offi	ce, job office su	ipplies an	d
expenses, temporary facilities and utilities, and home		-		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,	, .	,,			
*** Any requests for additional time are only conside			th of the pro	ject is extended.	Attach additiona	l pages with expl	anation of ho	w the change affe	ects the critical	path of th	е
project.											
										_	_

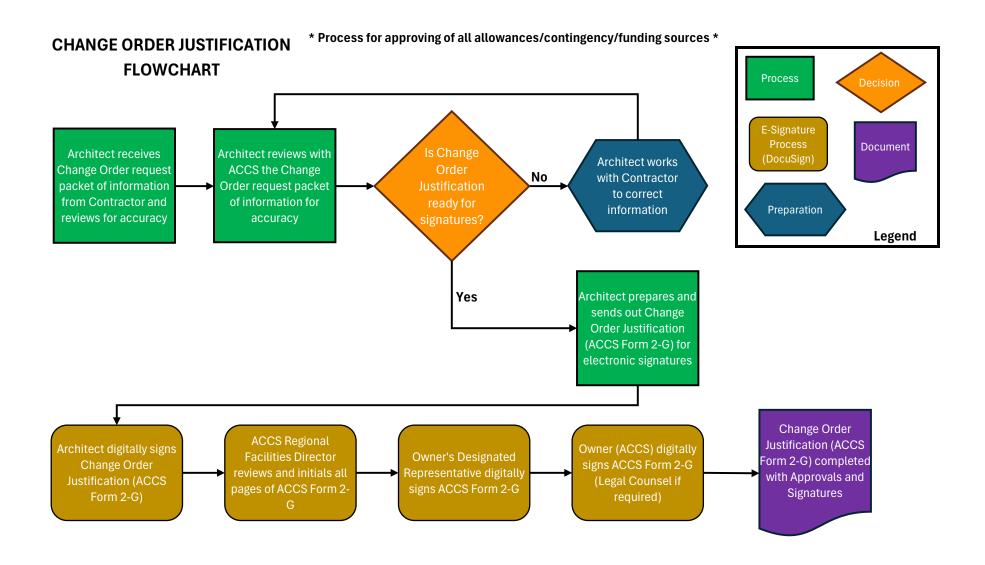
Change Proposal Recap Sheet

Guide

- When the initial approval is given to move forward with the proposed change order, the Contractor shall begin compiling all the applicable quotes/proposals on labor and materials and equipment that pertains to the specific change proposal.
- All the quotes/proposals should be provided on the company's letterhead and dated.
- All the quotes/proposals should line item the direct costs for labor and material as well as show the percentage of overhead and profit.
- Once all the supporting documentation of quotes/proposals are collected, the General (Prime)
 Contractor needs to complete the Change Proposal Recap Sheet.
- Instructions on how to complete the Change Proposal Recap Sheet are at the end of this Guide.
- The Change Proposal Recap Sheet is an excel spreadsheet, so more lines can be added to the respective sections. The spreadsheet has automatic calculations throughout, so verify that the formulas have not been altered when adding lines.
- Only one Change Proposal Recap Sheet should be completed for the entire packet.
 Subcontractors do not need to complete their own Recap Sheet.
- Architect and Contractors own cost breakdown forms do not need to be included in this packet of information.



- 1. Enter General Contractor (Tier 1) direct costs as found on attached quote/proposal.
- 2. Enter Subcontractor(s) (Tier 2) direct costs as found on attached quote(s)/proposal(s).
- 3. Enter Tier 3 contractors direct costs, as a lump sum, as found on attached quote(s)/proposal(s).
- 4. Enter Unit Price information that matches attached unit price cost summary.
- 5. Adjust General Contractor OH&P % on General Contractor work, not to exceed 15%.
- **6.** Adjust Subcontractor OH&P % on Subcontractor work; Adjust General Contractor OH&P % on Subcontractor work, not to exceed 15%; Total OH&P will automatically calculate, but should not be more than 25% total.
- 7. Check either "Add" or "Deduct" for this cost change.
- **8**. If Calendar Days need to be added to the Change Proposal, supporting documentation of how the Critical Path will be impacted must be attached.





ANY CHANGE ORDERS NOT APPROVED BY ACCS PRIOR TO THE WORK, WILL BE AT THE EXPENSE OF THE ARCHITECT AND/OR THE CONTRACTOR



ACCS FORM 2-G

*NOTE: Any Change Order without documented ACCS Facilities Division approval is the expense of the Architect and/or the Contractor.

• Purpose and instructions on next page. Do not staple	AHO this form ar	N nd/or attachments; use clips	
CHANGE ORDER JUSTIFICATION #		ACCS PROJECT #	DATE:
PROJECT NAME & LOCATION:		OWNER ENTITY NAME & A	ADDRESS:
CONTRACTOR COMPANY NAME & ADDRESS:		ARCHITECTURAL/ENGINEE	ERING FIRM NAME & ADDRES
DESCRIPTION OF PROPOSED CHANGE(S): Attach contractor's detailed cost proposal(s)			
THIS CHANGE ORDER WILL: OINCREASE OD	ECREASE	THE CONTRACT SUM BY:	
THIS CHANGE ORDER WILL: OINCREASE OD	ECREASE	THE CONTRACT DURATION BY	
THE CHANGE ORDER IS: Owner (ACCS) directed changes in the Work College requested changes in Work Differing (hidden) site conditions Other (please explain in Section D)		CATION FOR NEED OF CHAN	
JUSTIFICATION OF CHANGE ORDER VS. COM	PETITIVE I	BID:	es to proceed with change orde



CHANGER ORDER RECOMMENDED	CHANGE ORDER JUSTIFIED AND APPROVED
	BY:
ARCHITECTURAL/ENGINEERING FIRM NAME	ACCS CHIEF FACILITIES OFFICER
BY:	BY:
ARCHITECT/ENGINEER'S SIGNATURE	OWNER'S LEGAL COUNSEL'S SIGNATURE (FOR CHANGE ORDERS 10% OR GREATER)
BY:	
OWNER'S DESIGNATED REPRESENTATIVE SIGNATURE	

CHANGE ORDER JUSTIFICATION: PURPOSE and INSTRUCTIONS

The **CHANGE ORDER JUSTIFICATION** is to be prepared by the design professional, who has evaluated the fairness and reasonableness of the proposed cost of the change(s) and recommends that the proposed Change Order be executed. The fully executed Form **CHANGE ORDER JUSTIFICATION** must accompany the proposed Change Order. Instructions for completing the Change Order Justification form are:

- **1.** Insert the proposed Change Order Number, date of the Justification, and ACCS Project Number in the spaces provided in the upper right-hand corner.
- **2. Section (A):** Insert the complete name and address of the PROJECT, OWNER(S), CONTRACTOR, AND ARCHITECT/ENGINEER.
- **3. Section (B):** Provide a complete description of the proposed changes in work, referring to and attaching r evised specifications and/or drawings as appropriate. An attachment may be used if additional space is needed. **Attached a copy of the contractor's detailed cost proposal.**
- **4. Section (C):** Insert the Contract Sum increase or decrease and the Contract Duration increase or decrease of Days of this Change Order request.
- **5. Section (D):** Explain why it is necessary, or in the public's interest, to make the proposed change(s) to the Work. Select the type of Change Order. Attach documented written approval.
- **6. Section (E):** Explain why award of the changed work to the existing contractor instead of awarding the work under the competitive bid process is justified.
- **7. Section (F):** The design professional must state his or her evaluation of the reasonableness and fairness of the proposed costs based upon his or her review of the contractor's proposal.
- **8. Section (G):** The design professional must recommend the Change Order to the Owner by signing the document; the Owner may require such recommendation from other individuals.

Change Order Justification

Guide

- Architect should complete the majority of the information on the 1st page of the
 Change Order Justification form from the information provided for the Change Order request.
- Architect to communicate with Contractor to move forward with gathering supporting documentation for change order request after the Architect has received approval from ACCS.
- Architect to review the provided Change Order request packet of information from the Contractor for accuracy and fair pricing.
- Architect to submit the Change Order request packet of information to ACCS when
 Architect believes it is correct.
- If ACCS finds any inaccuracies or disputes any of the provided information,

 Architect should work with the Contractor to remedy the problems.
- Architect to complete the remaining information on the Change Order Justification form. More instructions are at the end of this guide.
- Architect will initiate the digital signature process and workflow for the necessary approvals.
- Architect to verify that ACCS, Contractor and College also receive a completed copy
 of the Change Order Justification.

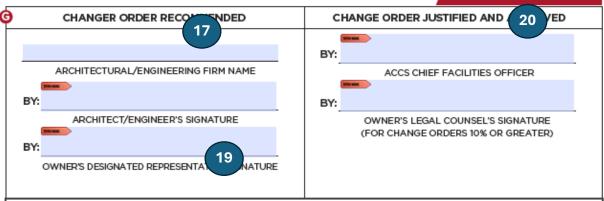


ACCS FORM 2-G

"NOTE: Any Change Order without documented ACCS Facilities Division approval is the expense of the Architect and/or the Contractor.

	• Purpose and instructions on next page. Do not st		d/or attachments; use	e clips 2	3
	CHANGE ORDER JUSTIFICATION #		ACCS PROJECT #		DATE:
A	PROJECT NAME & LOCATION:		OWNER ENTITY	NAME & ADDRESS:	
	4			5	
	CONTRACTOR COMPANY NAME & ADDRESS:	:	ARCHITECTURAL	/ENGINEERING FIRM	NAME & ADDRESS:
	6			7	
É	DESCRIPTION OF PROPOSED CHANGE(S): Attach contractor's detailed cost proposal(s)				
	8				10
e	THIS CHANGE ORDER WILL: NINCREASE	DECREASE	THE CONTRACT SU	M BY:	
	THIS CHANGE ORDER WILL: OIN	DECREASE		JRATION BY (DAYS):	12
Ģ	THE CHANGE ORDER IS:	JUSTIFIC	ATION FOR NEED	OF CHANGE(S):	
3	Owner (ACCS) directed changes in the Work College requested changes in Work Differing (hidden) site conditions Other (please explain in Section D)			14	
إ	JUSTIFICATION OF CHANGE ORDER vs. COM			val from ACCS to procee	d with change order.
	ARCHITECT/ENGINEER'S EVALUATION OF PI	15			
	16				

VER: 02102025



CHANGE ORDER JUSTIFICATION: PURPOSE and INSTRUCTIONS

The CHANGE ORDER JUSTIFICATION is to be prepared by the design professional, who has evaluated the fairness and reasonableness of the proposed cost of the change(s) and recommends that the proposed Change Order be executed. The fully executed Form CHANGE ORDER JUSTIFICATION must accompany the proposed Change Order. Instructions for completing the Change Order Justification form are:

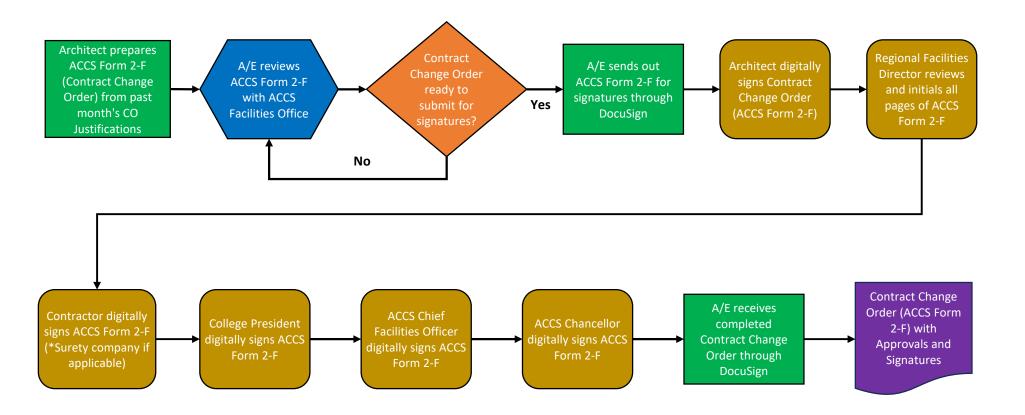
- 1. Insert the proposed Change Order Number, date of the Justification, and ACCS Project Number in the spaces provided in the upper right-hand corner.
- Section (A): Insert the complete name and address of the PROJECT, OWNER(S), CONTRACTOR, AND ARCHITECT/ENGINEER.
- **3. Section (B):** Provide a complete description of the proposed changes in work, referring to and attaching r evised specifications and/or drawings as appropriate. An attachment may be used if additional space is needed. **Attached a copy of the contractor's detailed cost proposal.**
- Section (C): Insert the Contract Sum increase or decrease and the Contract Duration increase or decrease of Days of this Change Order request.
- Section (D): Explain why it is necessary, or in the public's interest, to make the proposed change(s) to the Work. Select the type of Change Order. Attach documented written approval.
- Section (E): Explain why award of the changed work to the existing contractor instead of awarding the work under the competitive bid process is justified.
- 7. Section (F): The design professional must state his or her evaluation of the reasonableness and fairness of the proposed costs based upon his or her review of the contractor's proposal.
- Section (G): The design professional must recommend the Change Order to the Owner by signing the document; the Owner may require such recommendation from other individuals.

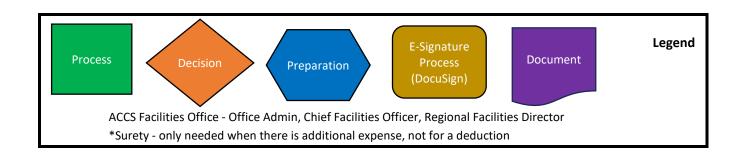
- 1. Enter the sequential Change Order Justification #
- 2. Enter the ACCS Project #
- 3. Enter the date
- 4. Enter the Project name and location
- 5. Enter the Owner name and address
- 6. Enter the Contractor name and address
- 7. Enter the Architect name and address
- 8. Enter the description of the proposed changes (attachment of detailed cost proposal will need to be attached)
- 9. Select Increase or Decrease (or neither if change does not affect cost)
- 10. Enter the amount of the change proposal (if any)
- 11. Select Increase or Decrease (or neither if change order does not schedule)
- 12. Enter the number of days for this change proposal (if any)
- 13. Select one of the four options for the reason for the change
- 14. Enter the justification for the need of the change(s) (attachment of ACCS written approval will need to be attached)
- 15. Enter the justification of awarding work to existing contractor versus bidding the work
- 16. Enter the reasonable and fairness of the proposed costs
- 17. Architect to sign Change Order Justification and initiate the digital signature process and workflow
- 18. Regional Facilities Director to initial both pages after Architect signs
- 19. Owner's Designated Representative to sign Change Order Justification after the Regional facilities Director initials
- 20. ACCS Chief Facilities Officer to sign Change Order Justification after the Owner's Designated Representative signs (Owner's Legal Counsel to sign if change order is greater than 10% of contract sum)

Change Order Review - Cheat Sheet

- 1. Lump Sum 95% of all change orders
- 2. Unit Price 4% of all change orders Unit prices provided with bid proposal
- 3. Force Account 1% of all change orders Requires Chief Facilities Officer approval
- 4. Labor Burden
 - a. Reasonable for the trade
 - b. Breakdown of labor burden provided if burden seems higher than normal
 - i. Typically around 35%
 - ii. Steel and Roofing around 50%
- 5. Equipment rates (owned or rented) have supporting quotes that are acceptable
- 6. Quotes to support material and subcontractor work are on letterhead and dated
- 7. All material quantities have been reviewed by PM and seem reasonable
- 8. First tier subcontractor's quotes are detailed and on letterhead and dated
- 9. Taxes are shown as 0%
- 10. Supervision not allowed separate should be part of overhead (Working foreman is allowed challenge it, but agree if valid)
- 11. Bonds are not listed separate (are part of overhead as per contract)
- 12. Insurance not listed as separate (unless stipulated in contract agreement)
- 13. Small tools not listed as separate (part of overhead of contract)
- 14. All Add Ons (overhead, profit, etc.) are broken out separately
- 15. Overhead and Profit
 - a. 15% maximum for General Contractor on self-performed work
 - b. 15% maximum for General Contractor on Subcontractor work
 - c. 25% cumulative (Sub OH&P plus GC OH&P) maximum for Subcontractor work
- 16. Verified there are no double charges
- 17. Per diems cannot exceed those allowed by purchasing verified they are acceptable?
- 18. If change is a net ADD only allowed to mark up the net ADD
- 19. If change is a net DEDUCT reasonable amount of OH&P credited to the owner $\,$
- 20. Schedule
 - a. Agree with time extension request
 - b. Adequate back up to support such request is provided
 - c. Adequate written description of impact to critical path
 - d. Adequate graphical description of impact to critical path
 - e. This delay/extension is not concurrent with another delay

CONTRACT CHANGE ORDER FLOWCHART









ACCS FORM 2-F

*NOTE: Any Change Orders without documented ACCS Facilities Division approval will be at the

	ACCS PROJEC	T#:
	CHANGE ORDE	R#:
	DA	TE:
PROJECT:		'
то: <con< th=""><th>tractor Company Name></th><th></th></con<>	tractor Company Name>	
Address:		
TEDMC- V		
		the provisions of your Contract for this o in accordance with your proposal(s)
dated:	Tiake the following changes theret	o in accordance with your proposal(s)
	ne necessary labor, materials, and e	equipment to: e. If the description is continued in an attachment,
	ttachment below.)	e. If the description is continued in an attachment,

/ _					
/ Λ		C S	$F \cap$	DM	1 2- F
_	7	-		1 🖊 1 '	

ORIGINAL CONTRACT SUM		ORIGINAL SUBSTANTIAL COMPLETION DATE	
NET TOTAL OF PREVIOUS CHANGE ORDERS		ORIGINAL CONTRACT DURATION (DAYS)	
PREVIOUS REVISED CONTRACT SUM	\$ 0.00	NET TOTAL OF DAYS FROM PREVIOUS CHANGE ORDERS	
THIS CHANGE ORDER WILL: INCREASE DECREASE		THIS CHANGE ORDER WILL: INCREASE DECREASE	
THE CONTRACT SUM BY		THE CONTRACT DURATION BY (DAYS)	
REVISED CONTRACT SUM, INCLUDING THIS CHANGE ORDER		REVISED CONTRACT DURATION, INCLUDING THIS CHANGE ORDER	
The amount of this Change Order will be the Select Client>	ne responsibility of:	REVISED SUBSTANTIAL COMPLETION DATE, INCLUDING THIS CHANGE ORDER	

The **OWNER** does hereby certify that this **CHANGE ORDER** was executed per the provisions of Title 39, Code of Alabama, 1975, as amended.

RECOMMENDED BY	CONTRACTING PARTIES
ARCHITECTURAL/ENGINEERING FIRM BY: NAME: TITLE:	CONTRACTOR COMPANY BY: NAME: TITLE:
APPROVALS COMMUNITY COLLEGE PRESIDENT BY: SIGNATURE OF OFFICER NAME: TITLE:	ALABAMA COMMUNITY COLLEGE SYSTEM (AS OWNER) BY: CHANCELLOR
	CONSENT OF SURETY
ALABAMA COMMUNITY COLLEGE SYSTEM (ACCS)	
BY: DATE:	SURETY COMPANY BY: (ATTACH CURRENT POWER OF ATTORNEY)

Contract Change Order

Guide

- Once a month, or however often it has been agreed upon by all parties, the approval and submission of a Contract Change Order can take place.
- All the previously approved Change Order Justifications since the last Contract
 Change Order should be part of this current Contract Change Order.
- Listing the previously approved Change Order Justification numbers in the "Furnish" section is a good practice.
- A copy of each Change Order Justification listed in this "Furnish" section should be attached to this Contract Change Order.



ACCS FORM 2-F

*NOTE: Any Change Orders without documented ACCS Facilities Division approval will be at the expense of the Architect and/or the Contractor.

CONTRACT CHANGE ORDER ACCS PROJECT#: CHANGE ORDER#: DATE: 3

то: <Contractor Company Name>

Address:

5

TERMS: You are hereby authorized, subject to the provisions of your Contract for this project, to make the foll 6 changes thereto in accordance with your proposal(s) dated:

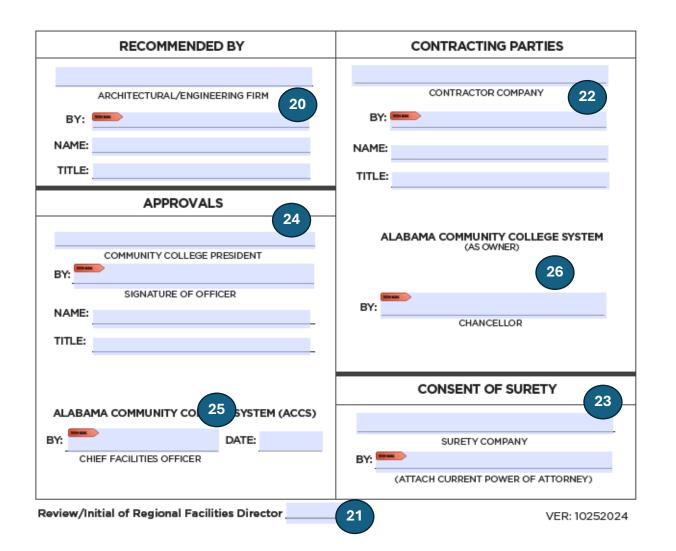
FURNISH the necessary labor, materials, and equipment to:

(Description of work to be done or changes to be made. If the description is continued in an attachment, identify the attachment below.)

7

9		ACCS FO	RM 2- 14
ORIGINAL CONTRACT SUM		ORIGINAL SUBSTANTIAL COMPLETION DATE	
NET TOTAL OF PREVIOUS CHANGE ORDERS	10	ORIGINAL CONTRACT DURATION (DAYS)	15
PREVIOUS REVISED CONTRACT SUM	\$ 0.00	NET TOTAL OF DAYS FROM PREVIOUS CHANGE ORDERS	16
THIS CHANGE ORDER WILL: INCREASE DECREA		THIS CHANGE ORDER WILL: INCREASE DECREASE 17	
THE CONTRACT SUM BY 12		THE CONTRACT DURATION BY (DAYS)	18
REVISED CONTRACT SUM, INCLUDING THIS CHANGE ORDER		REVISED CONTRACT DURATION, INCLUDING THIS CHANGE ORDER	
The amount of this Change Order will be the	ne responsibility of:	REVISED SUBSTANTIAL COMPLETION DATE,	
<select client=""></select>	13	INCLUDING THIS CHANGE ORDER	19

The **OWNER** does hereby certify that this **CHANGE ORDER** was executed per the provisions of Title 39, Code of Alabama, 1975, as amended.



- 1. Enter the ACCS Project #
- 2. Enter the sequential change order #
- 3. Enter the date
- 4. Enter the Project name or description
- 5. Enter the Contractor information
- 6. Enter the date of the Contractor's proposal
- 7. Enter the description of the work or changes to be made. Can list the Change Order Justification #(s), which would be attached to this Contract Change Order
- 8. Where Regional Facilities Director will initial during the signature process
- 9. Enter the original contract sum
- Enter the net total of previous change orders (Revised contract sum will automatically calculate)
- 11. Select Increase or Decrease (or neither if change order does not affect cost)
- 12. Enter the amount for this change order (if any, Revised contract Sum will automatically calculate)
- 13. Select the College or ACCS
- 14. Enter the original substantial completion date
- 15. Enter the original number of contract days
- 16. Enter the net total of days from the previous change orders
- 17. Select Increase or Decrease (or neither if change order does not affect schedule)
- 18. Enter the number of days for this change order (if any, Revised Contract Duration will be automatically calculated)
- 19. Enter the new revised substantial completion date
- 20. Architect to sign Contract Change Order first and initiate the digital signature process and workflow
- 21. Regional Facilities Director to initial both pages following Architect signature
- 22. Contractor to sign Contract Change Order following Regional Facilities Director
- 23. Contractor Surety to sign Contract Change Order (if necessary)
- 24. College President to sign Contract Change Order following the Contractor
- 25. ACCS Chief Facilities Officer to sign Contract Change Order after the College President
- 26. ACCS Chancellor to sign Contract Change Order after Chief Facilities Officer