

EXECUTIVE SUMMARY
Change Order #1

Atlantic Technical College

Scope: Front Canopy Replacement

Project Number:

P.001490

Project Budget Summary

Original:	\$426,485
Current Approved:	\$426,485
Current Request:	\$ -
Proposed New:	\$426,485

Change Order Summary

Current Request:	\$16,805
Schedule Change:	5 days

Change Order Analysis

Consultant Error	0.00%
Consultant Omission	0.00%
Owner Directed	1.79%
Discovered Condition	2.92%

Construction Schedule Summary

Planned Start: September 20, 2014
 Actual Start: September 20, 2014
 Planned Completion: February 9, 2015
 Actual Completion: Anticipated 3/31/15

Project Overview:

This project consists of a Front Canopy Replacement.

Financial Overview:

ORIGINAL BASE CONTRACT:	\$356,900
PREVIOUSLY APPROVED CO'S:	\$0/0 Days
CURRENT CO REQUEST:	\$16,805/5 Days
PENDING CO'S:	NONE
FORECASTED COST TO COMPLETE:	\$373,705

Status of Work:

This project is being delivered through the CSMP method.

Change Order Item 1: Unforeseen Condition impacting storm water drain lines:

This section of work was completed during the December holiday break to allow the project to remain on schedule. The project is currently complete with exception of existing stair resurfacing (Change Order Item 2).

Change Order Item 2: Existing stair resurfacing (Owner's Direction):

This is an Owner's requested item that was not in the scope of work. All scope of work items have been completed. Correction of this deficiency will not be undertaken until a change order is approved for the additional work.

Key Issues:

Change Order Item 1: During excavation for the storm water drainage line originating at the new canopy roof drains and terminating at the existing catch basin within an asphalt drive, several unknown pipes and an electrical duct bank were discovered. Due to the existing elevations of the duct bank and catch basin, an additional yard drain and modifications to the storm water line were required. This work proceeded in order to avoid delaying the project completion.

Change Order Item 2: The new entrance canopy being constructed requires limited modifications to existing planters and entry stairs. The existing stairs were not addressed in the construction documents including new finishes for the planters but not the stairs. As this is the main entrance of the school a uniform finish of the work area is being requested in this Change Order. Patching and skim coating of the stair treads and risers are required to provide an acceptable finish and cohesive appearance to the main entrance of the school.

Action Plan:

The Designer is to provide further site investigation and destructive testing, as required on future projects. The Designer/plan reviewers are to fully integrate the new work with existing/remaining conditions. Attention shall be given to aesthetic, as well as functional aspects of the work to provide a cohesive final product.