EXHIBIT 1

Change Order #1

Wingate Oaks Center

Scope: *Emergency Generator*

Project Number:

P.000185 (f.k.a. 0991-99-08)

Project Budget Summary

Original:	$402,500
Current Approved:	$402,500
Current Request:	$(129,283)
Proposed New:	$273,217

Change Order Summary

Current Request:	($129,283)
Schedule Change:	365 days

Change Order Analysis

Consultant Error	0%
Consultant Omission	6.49%
Owner Directed	0%
DOP and Tax Savings	-60.80%
Discovered Condition	0%

Construction Schedule Summary

Planned Start: January 22, 2013
Actual Start: January 22, 2013
Planned Completion: June 21, 2013
Anticipated Completion: June 25, 2015

Project Overview:
This project consists of the replacement of the Emergency Generator serving Wingate Oaks Center.

Financial Overview:

ORIGINAL BASE CONTRACT:	$238,043
PREVIOUSLY APRROVED CO'S:	$0
CURRENT CO REQUEST:	($129,283)/365days
PENDING CO'S:	$ 0
FORECASTED COST TO COMPLETE:	($108,760)

Status of Work:
Generator is installed and operating as designed. The Building Department identified a need for a maintenance catwalk pursuant to the National Electric Code NEC 240.24a that states the electrical components of the generator be easily accessible.

Key Issues:
The replacement of this generator was partly due to a fire in the electrical room that disabled and disrupted the emergency systems at the facility. After the electrical room fire it was determined that a complete replacement generator was required. The original exterior generator design did not include a maintenance catwalk subsequently determined to be code required. The change order reflects an increase for the catwalk in the amount of $15,450 and a credit for Direct Owner Purchase and Tax Savings in the amount of $136,541 and $8,192 respectively.

Action Plan:
Constructability reviews and additional collaborative reviews by the Building Department are now required.