

7th Avenue Streetscape

Summary of Change Orders Issued

This report summarizes the change orders issued by City staff for the 7th Avenue Streetscape project. The processing of these changes was necessitated by various conditions in the field, deficiencies in the plans, and a mandate to complete the work in the timeliest manner possible. Detailed information regarding the cause, scope, and financial impact of each change order is provided below.

Only change orders that affect the GMP of the project are included in this report. Other change orders that were issued but either had no cost associated or were paid out of existing allowances have been excluded. Please note that the numbering of change orders is not sequential because: 1) not all change order requests were completed, 2) the contractor changed its change order naming convention part-way through.

Change Order #3: \$17,958.62

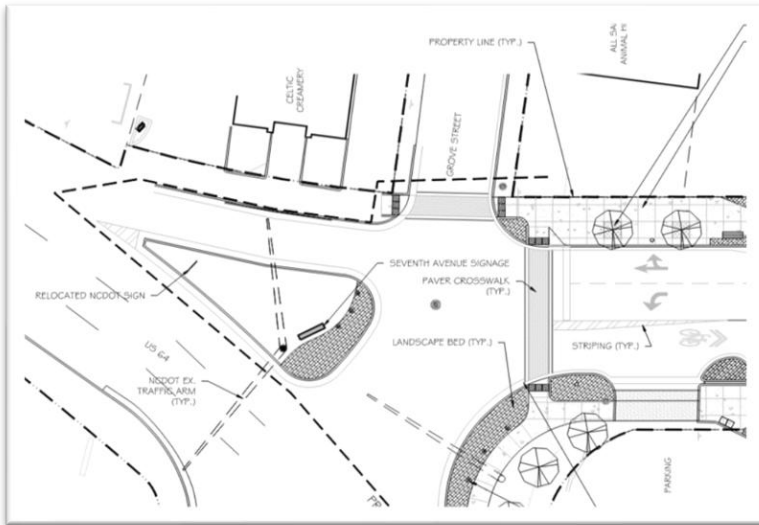
Change order 3 was issued due to extra-depth concrete in the existing sidewalk. Included in the scope of the project was work to remove all existing sidewalk along both sides of Seventh Avenue from N. Grove Street to Maple Street. The contractor expected that the existing sidewalk depth would be four inches, but encountered concrete depths up to ten inches. The increased concrete depth increased the labor and equipment costs associated with demolition and removal. This change order covers all costs associated with demolition and removal of the extra-depth sidewalk in all locations for the project.

Change Order #5: \$9,810.30

Change order 5 was issued to construct and install a ramp accessing the Kilpatrick Upholstery building. The City negotiated an agreement with Mr. Kilpatrick to construct a ramp up to the sidewalk in exchange for an easement across his property for concrete foundation construction.

Change Order #9: \$7,858.57

Change order 9 was issued to place sidewalk in front of the Celtic Creamery. An effort was made to work with NCDOT to improve the pedestrian experience and safety around the N. Grove intersection. The revised intersection design necessitated adjustments to the sidewalk alignment and grade. You can see in the clip below that the sidewalk hatching was not shown in front of the Creamery. This change order covered additional sidewalk work necessary to adjust to the narrower slip lane and curbing in front of the Creamery.



CO 9. Plan View for this area in front of the Creamery.



CO 9. Forming for concrete to be placed at Creamery.



CO 9. Finished sidewalk at the Creamery.

Change Order #10: \$57,682.24 plus additional 45 Days

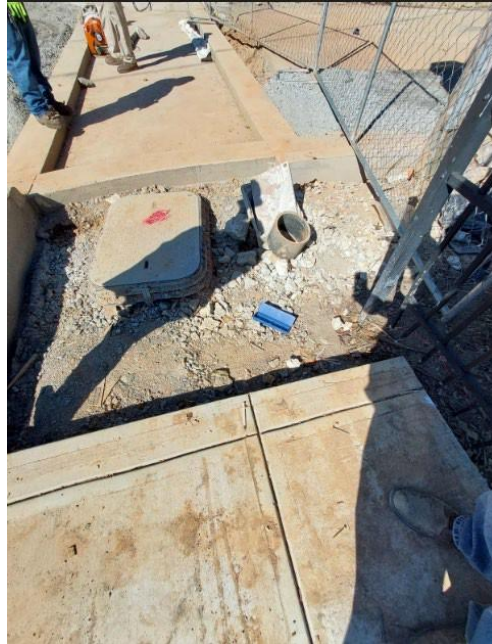
Change order 10 was issued due to the lengthy delay in utility relocation work. Duke Power was to replace existing utility poles with taller poles and other utilities, such as AT&T, were to relocate their lines as necessary. The delay in these utilities to complete this work directly impacted the contractor's ability to complete some of the contract work. As a result of this delay the contractor was required to keep staff on location and maintain on-site accommodations beyond the original contract time (December 4th, 2025). It was determined by City staff that the contract allowed the general contractor to request additional compensation for their general conditions.

Change Order #14: \$2,973.77

Change order 14 was issued to resolve a discrepancy in the number of tree well uprights to be installed. The LA detail showed one per tree well, but an unrelated symbol on the plans, which was not labeled, appeared to represent the upright. This resulted in an undercount.

Change Order #16: \$13,017.92

Change Order 16 was issued to relocate two utility access boxes that were situated within planned ADA ramps, creating the potential for non-compliance issues. City staff directed their relocation outside the ramp perimeters.



CO 16. Access box located in ADA ramp area.



CO 16. Relocated utility box at the corner of N. Grove.

Change Order #17: \$55,026.18

Change order 17 was issued due to “unsuitable soils” encountered under the sidewalk on the north side of Seventh Avenue. The City utilized a third-party geotechnical engineering firm (S&ME) to evaluate the condition of subgrade materials under sidewalks, curbing, and streets. It was the opinion of the engineer that the material under several sections of sidewalk was too wet to be properly compacted. To expedite the placement of sidewalk in front of businesses and for the betterment of the project schedule, the contractor was instructed to remove the material to the depth recommended by the geotechnical engineer and replace the material with stone so that sidewalk could be placed the following day. Without this direction the placement of the concrete would have been delayed for multiple days causing a delay in getting the sidewalk open and extending the overall completion date of the project.

Change Order #18: \$4,041.60

Change order 18 was issued to add electrical circuits for decorative lamp heads and camera conduits. The electrical plans had insufficient detail to show the circuitry powering the lamps. The camera conduits were added after design. After review with Public Works staff, it was determined that the additional circuit and associated work was necessary for the proper functioning of the streetlamps.

Change Order #19: \$2,142.46

Change order 19 was issued for the reworking of a planned section of sidewalk at the southeast corner of the N. Grove intersection. The spot elevations shown on the plans were not in compliance with ADA/PROWAG , as identified by inspection of the forms. The contractor reworked the forms to make the sidewalk and ramps compliant. This change order covers the costs associated for materials and labor associated with the removal and reworking of the forms prior to placement of concrete.



CO 19. Completed sidewalk at intersection.

Change Order #1006: \$8,663.90

Change order 1006 was issued to add two streetlamps on Locust St. When the Locust St alternate was removed from the contract, it effectively removed all decorative lamps. It was determined in conversation between the contractor and staff that a sensible transition included placing the first two lamps (one on each side) on Locust St. This change order covers the additional work associated with placement and wiring of those streetlamps.

Change Order #1007: (\$2,500)

Change order 1007 was issued to provide credit to the City for work performed by the Public Works staff to program the traffic signal control cabinet for the signals at Locust and Seventh Avenue.

Change Order #1008: \$82,685.60

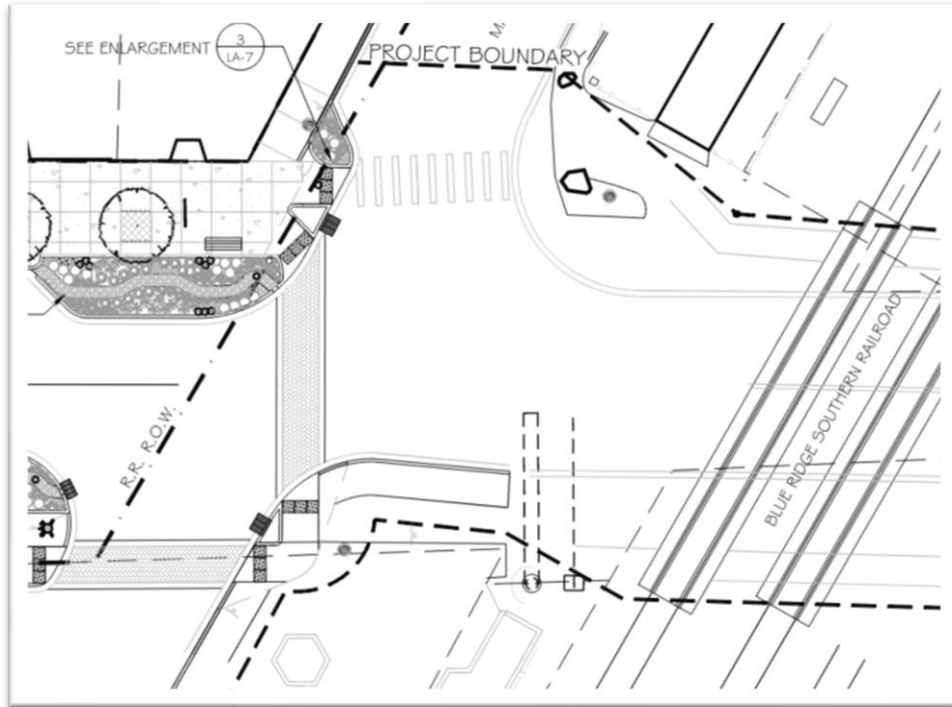
Change order 1008 was issued for “unsuitable soils” on the south side of Seventh Avenue the same as previously described for this type of work on the north side of Seventh Avenue. This also included the addition of a concrete ramp and steps in front of the Mission entrance and additional sidewalk work associated with the landing near the Depot and tying into the existing curbing at the railroad tracks.



CO 1008. Ramp, landing, and steps at Mission.



CO 1008. Tie in work at railroad tracks.



CO 1008. Plan view of Maple Street intersection.



CO 1008. Completed work at railroad tracks.