

Special Research Studies Title	The Effects of Change in Works on Project Time and Cost During the Course of Construction
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Abstract

During the course of construction, change in works could be possibly issued by the owner of the project, designers, consultants or even contractors for various reasons. The magnitude of change effects on project cost and time depends on type, quantity, and execution period of the change in works.

Data from ten large-size building projects was gathered for this research. The study was focused on frequency of change, effects of project cost and time including solutions of the problems that were caused by the change. The investigation and analysis were based on four categories ; person proposing change, type of change, reasons of change and periods of change that had been issued.

The result of the study indicates that the factor which mostly effects on cost and time of the construction project was the owner. Other factors were additional work, especially architectural work, and period of the change, which is during 25 – 50 percent of the project time frame.

In addition, major causes of change orders and problems after the change had been issued are included in this research. Since the change in works is crucial to the project, all project participants need to carefully consider all impact to project cost and time in order to minimize the problems.

Keywords : Change Order / Construction Claim / The Effect of Change Order