

December 20, 2023

City of Oklahoma City
200 North Walker Avenue
Oklahoma City, Oklahoma 73102

RE: Project M3-F003 / M4-VF001, OKC Fairgrounds Coliseum – Change Order No. 8

Background

The scope of work for this project is to construct a new Coliseum at the Oklahoma City Fairgrounds to replace the existing Jim Norick Arena. During the course of the project, various changes to the project will be required. They will include City, Engineer and Contractor generated items. These items will generally modify functional considerations, add or delete materials and systems, and clarify design intent.

Purpose

The purpose of this change order is to add/or delete items to the project scope of work. Detailed information on each item is included in the item descriptions.

Justification

This change order is necessary to formally incorporate the recommended scope of work modifications into the construction contract. More detailed information on each item is included in the item descriptions.

Cost

The total cost for adding or deleting labor and/or materials are summarized below. The complete cost breakdown is included on the attached pricing proposals.

Summary of Change Order Costs

Item No. 1: Weather delay No. 4

Purpose: To extend the construction by six (6) days.

Justification: The contractor has experienced a total loss of nine (9) days for the period beginning October 1 and ending October 31, 2023. This exceeds the number of anticipated adverse weather days in the specifications for this period by six (6) days.

Description: Add six (6) calendar days to the contract.

Total Cost: None

Time Delay: Six calendar days.

Item No. 2: PCO No. 42A, Plumbing Updates

Purpose: To provide the required plumbing to serve added food service equipment at the Operator's request.

Justification: The Operator has requested three additional bag-n-box soda systems to be installed at the Atrium Bar, Service Bar, and Concession, in order to accommodate the anticipated usage of those spaces. These require backflow preventers and associated plumbing at each location. Additionally, a floor sink is needed in the Kitchen to accommodate the blast chiller and allow better access to service equipment.

Description: Provide the required plumbing equipment to support the added food service elements and kitchen floor sink.

Total Cost: \$28,254

Time Delay: None

Item No. 3: PCO No. 42, Mechanical Updates

Purpose: To move mechanical ductwork to avoid structural members.

Justification: Mechanical ductwork is in conflict with structural bracing at the low roof, requiring a shift in the duct location and added ductwork to avoid the bracing.

Description: Adjust ductwork locations to avoid structural bracing at the low roof.

Total Cost: \$13,354

Time Delay: None

Item No. 4: PCO No. 43, Added Door Hardware

Purpose: To provide door hardware for door SO-175.

Justification: Show Office Door SO-175 was shown in the plans and hardware specifications, but was omitted from the Door Schedule. Hardware must be provided for this door.

Description: Provide hardware for Door SO-175.

Total Cost: \$3,420

Time Delay: None

Item No. 5: PCO No. 044, Remove Bar Beverage Displays

Purpose: To remove the bar beverage display units that were located at the Lounge Bar.

Justification: The Operator has requested to remove the display units at the Lounge bar back.

Description: Remove the display units.

Total Cost: (\$2,450)

Time Delay: None

Item No. 6: PCO No. 045, Automated External Defibrillators

Purpose: To provide required AEDs.

Justification: AEDs were not shown on the drawings. These are required in public spaces of assembly and must be installed.

Description: Provide and install four (4) AEDs.

Total Cost: \$9,013

Time Delay: None

Item No. 7: PCO No. 046, Power & Equipment for Access Control

Purpose: To provide required power and equipment for doors and access control hardware.

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Justification: The low voltage power and equipment required for door controls, ADA operators, and card readers, was not shown correctly in the contract documents for seven doors. This power and equipment is required for the functionality of these doors.

Description: Provide the required power and equipment for the doors as required.

Total Cost: \$49,376

Time Delay: None

Item No. 8: PCO No. 047, Escalator Modification

Purpose: To utilize standard step chains on the escalators instead of those specified.

Justification: Standard step chains are suggested by the escalator manufacturer to provide smoother operation, lower ride noise, and better long-term maintenance, as well as providing a cost savings.

Description: Utilize standard step chains on all four escalators instead of the specified oil-less step chains.

Total Cost: (\$10,000)

Time Delay: None

Total Change Order No. 8: \$90,967

Original Contract Price: \$126,476,000

Change Orders	No. 1	\$50,129
	No. 2	\$157,750
	No. 3	(\$1,181,712.00)
	No. 4	\$153,653
	No. 5	(\$57,996)
	No. 6	\$142,831
	No. 7	\$106,965
	No. 8	\$90,967

Current Contract Price: \$125,938,587

The total for Change Order No. 8 is an increase of \$90,967, which represents an increase of 0.07% to the original contract amount of \$126,476,000. The total for all change orders Nos. 1 through 8 is a decrease of (\$537,413), which represents a reduction of (0.42%) below the original contract amount. The new contract amount is \$125,938,587.

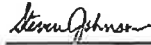
Time

The change order extends the contract time for the Phase 1 base bid scope of work by six (6) calendar days due to adverse weather days. The new substantial completion date of the Coliseum shall be May 16, 2025.

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The above and foregoing is hereby reviewed this 19th day of December, 2023 and the undersigned agree to perform the work at the price indicated.

ATTEST: Flintco, LLC



Secretary


Authorized Officer

This change order is recommended for approval by the Architect this 19th day of December, 2023.



Travis Pawley, AIA
Populous

The prices shown for this change order were established by negotiation and appear fair and reasonable.

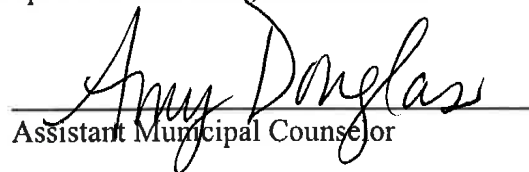


David E. Todd, P.E.
MAPS Program Manager



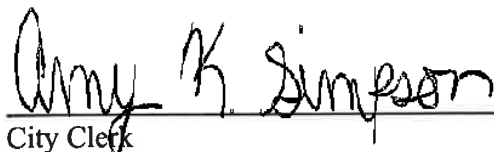
Deborah K. Miller, P.E., Interim Director
Public Works/Interim City Engineer

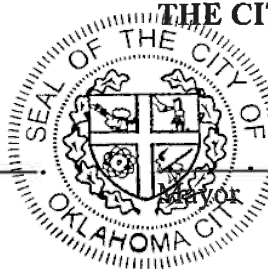
The amount contained in the above change order complies with 61 O.S., Section 121.


Assistant Municipal Counselor

APPROVED by the Council of the City of Oklahoma City this 16TH day of JANUARY, 2024.

ATTEST:


City Clerk



THE CITY OF OKLAHOMA CITY

