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September 18, 2023 **rev. 11/20/23**

Oklahoma City Public Works Dept.  
420 W. Main St. 7 Floor  
Oklahoma City, OK 73102  
**Attn: Jim Lewellyn, Facilities Program Manager**

RE: Project MP-0414, Eartywine Golf Course Clubhouse, GSB Project #181588 (**Change Order #04**)

### **Background**

The scope of work for this project is to demolish the existing Earlywine Golf Course Clubhouse, construct a new clubhouse, enlarge the existing cart storage building, and add a hitting pavilion and concession stand. The Contractor has submitted numerous changes which have been approved by the City of Oklahoma City, *increasing* the total contract price by **\$156,055.00** and thus extending the construction completion date by one hundred twenty-four (124) days. The Contractor is seeking official approval for these changes which make up this Change Order #04. See attached for a full breakdown of items.

### **Purpose**

The purpose of this Change Order #04 is to revise the construction schedule by adding one hundred twenty-four (124) additional contract days and to add the previously OKC approved changes to the project. This expanded schedule and changes are due to earthwork and demolition delay, rain, snow, and frigid temperatures as noted in the McNatt Project and Weather Delay Log attached.

### **Justification**

Per the direction from the City of Oklahoma City, this change order is necessary to expeditiously provide the availability, beneficial use, and occupancy of the Earlywine Golf Course Clubhouse project on February 26, 2024. Further description of each Change Order Request (COR), provided by McNatt, is noted below.

COR-030 Item 1	Provide and Install a 50 gallon grease interceptor on the main trunk line coming from the bar area. This will be accessible in the storage/repair room. Add for a composite lid for easy access. This is to satisfy the City of OKC plumbing inspectors code requirement for a solids interceptor at the bar area.
COR-031 Item 2	A&F Drywall will furnish and install 8' cold formed metal framing at the locations noted to be 6" on the plans, but in fact need to be 8' to match up with the structural columns and girt size of 8". One wall is already framed and will need to be taken down and scrapped. The walls included are gridline 3 from A to D, and all of the high walls around the banquet room.
COR-032 Item 3	All parties agreed to remove the screen wall that separates the hitting pavilion bays from the grass hitting tees. It was determined to not be necessary and asked to be removed from the project by OKC. This credit represents removing the totality of the screen wall at this location only.
COR-033 Item 4	All parties agreed to remove the purchasing of the (25) range mats, (25) bag stands, and (5) trash cans from WLM's scope. This will allow the City or Golf Course to purchase directly with the other equipment they need from Range Servants of America. This change order removes all costs WLM had planned to incur for the purchase of these items.

Change Order #04

City of OKC- Earlywine Golf Course CH MP-0414

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COR-034 Items	See attached plan sheet for area of reference. The yellow highlighted area or the "circle drive" will now be furnished and installed with 6"non-reinforced concrete paving. This is in lieu of the 5.5" asphalt paving. It is an estimated area of 9640 SF. It was previously value engineered that the subgrade would be stabilized, but no agg base to be provided.
COR-035 Item 6	Plan page ID5.2 Interiors Schedules provides a Value Engineering Option to Replace Wallcovering 1-4 (WC1-4) with various different paint colors. This credit is to remove the wallcoverings from this project and paint with the previously specified colors. No other changes are being made in this change order.
COR-036 Item 7	Per Sheet M4.10 it calls for the existing Exhaust Fans 16-18 at the Cart Storage to be tested to see if they meet the CFM required, We ran a test and balance and the CFM's ranged from 525 to 750, nowhere near the 2,800 to 3,000 required. The plans call for them to be replaced with the specified fan. This change order is to replace the Exhaust Fans in the existing cart storage areas,
COR-037 Item 8	Per the RFI #33 response a trench drain is required to be installed at the new cart wash inside the enclosed cart storage building, This cost is to furnish and install an 8' section of trench drain per the response.
COR-038 Item 9	Per the RFI #35 response. Switch in manufacturer of the AV over IP Encoders and Decoders. City IT has approved the switch along with the AV Consultant on the project.
COR-039 Item 10	The original WF plans expired after 1 year of being stamped by OKC Engineering. Upon starting the project the plans had expired. Since they were expired it required resubmission by the Engineer and since so much time had passed the city standards of construction have changed. This price is to add the required changes per the approved WF plans. The days added are only days and no cost charged by the GC. The days are for the lost time of putting the paving down while we waited on the WF to be redesigned and approved,
COR-040 Item 11	There is a discrepancy between the installed deck angle height and the height of the deck at the hitting pavilion. It appears the design wasn't altered structurally at the hitting pavilion to account for no insulation under the roofing. At the hitting pavilion the plans call for the standing seam metal roof to be installed over 30# felt only. Since the deck angle sits above the metal deck, the roofing will conflict with the deck angle at the high and low sides. The water would not drain off the roof. The best solution is to add 1" iso board insulation under the metal roofing. This gets the roofing to the right elevation, and adds for some heat resistance on the dark roof in the summer and heat loss from the heaters in the winter.
COR-041 Item 12	Material Cost Increases for Concrete and Asphalt. COR #21 specifically stated when the pricing for concrete and asphalt were good through and those dates and prices are expired. WLM has requested pricing from multiple suppliers and priced it numerous different ways to see if any value engineering options are available. Without reducing scope, there is no additional VE to be done. WLM has eliminated any profit, and reduced it's overhead cost significantly to aid in the overall change order amount for the project.
COR-042 Item 13	Price to Furnish and Install (5) Vanities based on Tom Hoch's design drawings. This includes (2) Vanities at 104 Women's, (2) Vanities at 143 Men's and (1) at 126 Familv.

### **Cost**

This change order includes all cost overages for the project and no additional costs are anticipated or will be considered in completing the work. The Contractor's breakdown of the change amounts is included on the attached pricing proposal from the Contractor and summarized below:

**The total for Change Order No. 04: \$156,055.00**

CO-030- Item 1- Grease Trap for Bar	(add)	\$ 4,395.00
CO-031- Item 2- Change Metal Framed Walls from 6" to 8"	(add)	\$ 9,750.00
CO-032- Item 3- Deduct Range Rock Wall	(deduct)	-\$ 29,394.00
CO-033- Item4- Range Servant Credit	(deduct)	-\$ 12,849.00
CO-034- Item 5- Concrete Circle Drive	(add)	\$ 37,782.00
CO-035- Item 6- Wallcovering VE Options	(deduct)	-\$ 25,667.00
CO-036- Item7- Cart Storage Exhaust Fans	(add)	\$ 16,438.00
CO-037- Item 8- Cart Storage Trench Drains	(add)	\$ 1,860.00
CO-038- Item 9- Encoders and Decoders AV	(add)	\$ 2,556.00
CO-039- Item 10- WF Plan Updates	(add)	\$ 66,459.00
CO-040- Item11- Roofing at Hitting Pavilion	(add)	\$ 13,283.00
CO-041- Item12- Increases on Concrete and Asphalt	(add)	\$ 57,827.00
CO-042- Item 13- 5 Bathroom Vanities	(add)	\$ 13,615.00

**Total Change Order No. 4:** **\$ 156,055.00**

**Original Contract Price:** **\$9,257,000.00**

**Previous Change Order No. 1:** **\$ 338,928.00**

**Previous Change Order No. 2:** **\$ 380,718.00**

**Previous Change Order No. 3:** **-\$ 118,112.00**

**New Contract Price:** **\$10,014,589.00**

The total for Change Order No. 04 is \$156,055.00. This Change Order No. 4, along with previous Change Orders No. 1-3, represents an increase of **8.18%** from the original contract amount of \$9,257,000.00. The new contract amount is \$10,014,589.00.

### Time

This Change Order adjusts the contract time for the base bid scope of work. One hundred twenty-four (124) calendar days are added for the following: Weather – 70 days; Earthwork and Demolition Delays – 33 days; WF plan updates (water/fire lines) – 21 days. The completion date will extend from October 25, 2023, to February 26, 2024.

The above and foregoing is hereby reviewed this 21 day of November 2023 and the undersigned agree to perform the work at the price indicated.

**ATTEST:**

  
Secretary

**W.L. McNatt & Company**

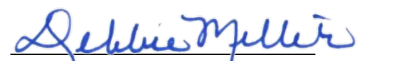
  
Title:

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This Change Order for the cost and time adjustments agreed between OKC and Contractor is submitted for administrative approval. As directed by OKC this 18th day of September 2023, revised this 20th day of November 2023.

  
**Ronald G. Smith, AIA, NCARB | President, CEO**  
**GSB, Inc., Architects & Planners**

The prices shown for this Change Order were established by negotiation and appear fair and reasonable.

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

  
**Melinda McMillan-Millar, Director**  
**Parks and Recreation**

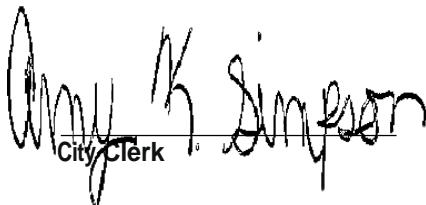
The amount contained in the above change order complies with 61 O.S., Section 121.

  
**Patricia Mann**  
**Assistant Municipal Counselor**

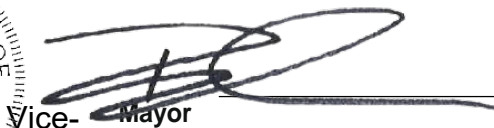
**APPROVED** by The City of Oklahoma City this 2ND day of JANUARY ~~2023~~ <sup>24</sup>

**ATTEST:**

**THE CITY OF OKLAHOMA CITY**

  
**Amy K. Simpson**  
**City Clerk**



  
**Vice-Mayor**

## Earlywine Golf Clubhouse & Hitting Pavillion

### Project and Weather Delay Log

Dates		Delay Description	Days Lost	Notes	Rain Amount	Design Team Input	Days Approved
7/21/2022	8/23/2022	Earthwork and Demolition Delay	33	Due to the ongoing issues surrounding the delay to the project and the unknown start time for WLM to begin construction a scheduling conflict with our demolition and earthwork contractor is occurring. With this project starting nearly 16 months after the original start date, our subcontractors had to take on work to keep their businesses afloat while this project was in delay mode. While WLM has made every effort to get people on site when needed it warned the City of OKC this was going to be an issue throughout the project.			
8/29/2022	9/4/2022	Rain	7	Rain occurred on Sunday evening 8/28/22, resulting in high winds and torrential rain. 2.28 inches of rain fell that night. It rained again on 9/1 resulting in an additional 1.14 inches of rain. WLM crews are spending the day dewatering, and making the site suitable for work to continue. The critical path is being delayed while WLM is working to dewater and get the site prepared for work.	3.59		
10/24/2022	11/6/2022	Rain	14	Rain occurred on Monday morning 10/24/22, resulting in large amounts of water throughout our site. Both Building pads were to grade and ready for footing layout, this is critical path work when no other work can commence. We are delayed until the water can dry and layout and footing excavation can continue. WLM is dewatering the site to hopefully dry it out quicker.	2.28		
11/10/2022	11/15/2022	Rain	6	Rain came in on 11/10 resulting in rain to wash out and pond our building pad excavations. We couldn't fully access the site and work on critical path items until the 16th of November. The critical path delay was foundation excavations, rebar and anchor bolt installation, and concrete pours. This delay resulted in 6 missed days of working ability.	0.84		
11/26/2022	11/29/2022	Rain	4	Rain came in on 11/26 resulting in rain to wash out and pond water on our building pad excavations. We couldn't fully access the site and work on critical path items until the 30th of November. The critical path delay was foundation excavations, rebar and anchor bolt installation, and concrete pours. This delay resulted in 4 missed days of working ability.	0.85		
12/8/2022	12/14/2022	Rain	7	Rain was heavy on 12/7,9,10, and 13th that resulted in a total of 2.35 inches over the week. This amount of rain washed out preparations for utilities, underslab plumbing, continuing on footings and foundations, etc. Overall a critical path delay that we performed more pumping of water and cleanup than work on critical path items.	2.35		
1/18/2023	1/19/2023	Rain	2	Rain began on Wednesday 1/18 and rained out the slab pour for the hitting pavilion. Also delayed the underground/slab prep on the clubhouse. It lasted for 2 days total and affected the critical path from continuing.	0.24		
1/24/2023	1/26/2023	Snow/Rain	3	Snow began on Tuesday the 24th and lasted for 1 day but then melting caused 2 additional days of delay due to the amount of mud and water on site. It caused critical path delays to the steel erection and underground plumbing/slab prep.	0.73		
1/30/2023	2/1/2023	Cold	3	Too cold to glue PVC plumbing pipe. The critical path is to be doing underground plumbing on the clubhouse and that work is unable to be done. Also, the other work that could be occurring is not due to the frigid temperatures and wind.			

4/25/2023	4/30/2023	Rain	6	Rain fell on the site back on 4/19 that saturated a very dry site, so when the rain occurred over 3 days starting on 4/25 it washed out the site and prevented the critical path items from taking place. The critical path items taking place were metal framing, sheathing, rough in electrical, roof blocking, site utilizes, site grading, building pad prep, etc. These items all stopped for the remainder of the week and prevented the schedule from progressing as planned.	2.47		
5/4/2023	5/7/2023	Rain	4	Rain fell on 5/4/2023 resulting in 1.20 inches of rain for the day. This amount of rain washed out the site and prevented access to the critical path scopes that were scheduled to take place. The building was also not dried in, so this water flooded the slab and caused the jobsite to be inaccessible to all types of trades.	1.20		
5/12/2023	5/21/2023	Rain	10	It rained off and on the entire week and washed out the job from any critical path work being completed.	2.91		
6/12/2023	6/15/2023	Rain	4	It rained starting on Saturday June 10th and then again on Monday June 12th and Tuesday June 13th. It resulted in over 1.37 inches of rain and has prevented the site and job from progressing forward. The critical path of installing roofing, rock on the roof, roughing in, site work, etc has been delayed as equipment and materials got stuck getting to the site.	1.37		
COR #39	COR #39	Added work Days	21	COR #39 WF Plan Update. While the WF plans had to be redesigned and approved through the city critical path underground work could not be taking place. Once it got approved and we were able to proceed with the work 21 days had surpassed on the critical path			
		<b>Total Delay Days:</b>	<b>124</b>				