

MEMORANDUM



OCAT Agenda
Item No. IV. N
5/23/2024

TO: Trustees, Oklahoma City Airport Trust

FROM: Jeff Mulder, Director of Airports

Change Order No. 2 and Change Order No. 3 to the Construction Contract with W.L. McNatt & Company, for Project OCAT WRWA 1802, Elevator Replacement for Multiple Buildings, Mike Monroney Aeronautical Center, net increase of \$146,747.91 and 130 calendar days.

Location:

Will Rogers World Airport

Background:

On February 24, 2022, Trust awarded a Construction Contract (Contract) for Project No. OCAT WRWA 1802, Elevator Replacement Multiple Buildings (Project), Mike Monroney Aeronautical Center, to W.L. McNatt & Company, in the amount of \$9,768,800. Previously authorized change orders are listed below.

Change Order No. 2 is an increase of \$6,790 (0.07%) to the Contract to relocate the Elevator Control Room from room B48 to room B48A1 due to conflicts with ongoing mechanical work in Boiler Room. The relocation of Elevator Control Room alleviates the conflicts with the ongoing work but adds costs due to longer piping runs.

Change Order No. 3 is an increase of \$139,957.91 (1.48%) and 130 calendar days to the Contract to address Elevator #20 in the CAMI Building. Extensive field modifications are due to unforeseen site conditions. An additional structural rail is to be added for the elevator counterweight. This requires additional demo, steel, install, and EIFS on the exterior. The extra demo required due to the brittle nature of the clay tile, there was extra framing that has to occur to relocate some steel members due to the shaft being out of plumb from floor to floor. There is additional painting that must occur on the extended walls that were required for fire protection, and there are additional concrete masonry units that need to be installed around the elevator doors. The total down time and extra time required to complete the work impacting the critical path timeline of the Project is 130 calendar days.

Cost and Time Summary:		Calendar Days	
Original Contract Amount	\$	9,768,800.00	900
Change Order Nos. 1-3	\$	-181,955.09	130
		9,586,844.91	1030
			-1.9% Decrease

Revised Completion Date: July 25, 2025

Engineer:

ADG, P.C.

Recommendation: Change orders be approved.