



rees.com

February 24, 2025

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

RE: Project M4-MD010, MAPS 4 Diversion Hub – Change Order No. 01

Background

The scope of work for this project is to construct two story, 36,056 sf facility to be used by Diversion Hub. 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 and adjust various minor items to the scope of work based on existing conditions. 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: COR No. 1, Cellular Dialer

Purpose: To install a code required cellular dialer for the elevator and fire alarm.

Justification: A phone connection is required for the fire alarm system and the elevator to function. During the submittal process, a land line was specified. At this point,

the design and construction team has been informed of the Fire Department's past requirements of the cellular dialer.

Description: Provide cellular dialer in lieu of the specified land line in elevator.

Total Cost: \$4,584.14

Item No. 2: COR No. 2, Sanitary Sewer Modification

Purpose: To adjust sanitary sewer based on field conditions.

Justification: During excavation, it was discovered that the existing sanitary lines were 15" rather than the 21" lines on the as built drawings. These same lines were extremely clogged on both the east and west sides of the property. In addition, the proposed manhole at the east side of the site could not be installed due to the existing sanitary line being full at the flow line.

Description: Abandon the originally proposed sanitary line running east to west through the middle of the site and relocate the new 8" sanitary line to run on the southside of the property. New tie in location at the manhole on the northeast corner of Klein and SW 6th St.

Total Cost: \$28,096.87

Item No. 3: COR No. 4, Pier Size Adjustment

Purpose: Revise 18" diameter concrete pier sizes to 24" diameter piers.

Justification: During construction, it was discovered the concrete apparatus hose would have difficulty adequately fitting and pumping concrete into the rebar cage on the 18" piers. The structural engineer recommended and approved to upsize these specific pier locations from 18" to 24". This change increases structural stability and ensures the proper flow of concrete through the larger rebar cage on drilled piers.

Description: Increase specific pier sizes to 24" diameter.

Total Cost: \$17,260.91

Item No. 4: COR No. 5, Exterior Metal Panel Change

Purpose: To replace exterior LUX metal panels with Berridge – HR 16 panels.

Justification: During the submittal process, the LUX panel product data, installation methods, and recent local installations were evaluated, and concerns arose over the aesthetics of the final product installation. Certain LUX installations have shown an undesirable “oil canning” aesthetic. The Berridge – HR 16 product was reviewed and selected as a more durable product that will achieve the same horizontal design effect.

Description: Install Berridge – HR 16 panels in lieu of the specified LUX metal panels.

Total Cost: -\$9,563.24

Total Change Order 01: \$40,378.68

Original Contract Price: \$15,655,000.00

Approved Change Orders No. 1 \$40,378.68

Current Contract Price: \$15,695,378.68

The total for Change Order No. 01 is \$40,378.68, which represents an increase of 0.3% over the original contract amount of \$15,655,000.

Time

Change Order No. 01 includes weather delays which adjust the construction substantial completion date from April 4, 2026, to April 16, 2026.

The above and foregoing is hereby reviewed this 20 day of February, 2025 and the undersigned agree to perform the work at the price indicated.

ATTEST:

[Contractor]

Madison Jankford
Secretary

[Signature]
[Title: President/Managing Member]

This Change Order No. 01 is recommended for approval by the Architect this 20th day of February, 2025.

[Signature]
Matt Hedgren, Architect
Rees Associates

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

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

Debbie Miller
Debbie Miller, P.E., Director
Public Works/City Engineer

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

[Signature]
Assistant Municipal Counselor

APPROVED by the Council of the City of Oklahoma City this 25TH day of MARCH, 2025.

ATTEST:

THE CITY OF OKLAHOMA CITY

Amy K. Simpson
City Clerk



David Holt
Mayor