

April 17, 2025

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

RE: Project M3-F003 / M4-VF001, OKC Fairgrounds Coliseum – Change Order No. 16

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: PCO No. 108, Hoist Controller Power

Purpose: To provide power to the scoreboard hoist controller.

Justification: The contract documents do not show the power supply to the scoreboard hoist controller. This is required for the controller to operate.

Description: Provide power for the scoreboard hoist controller

Total Cost: \$8,892

Time Delay: None

Item No. 2: PCO No. 109, Wireless Remote for Scoreboard Hoist

Purpose: To provide a wireless remote for the scoreboard hoist.

Justification: The operator plans to control the scoreboard hoist from the AV booth at the Concourse level. A remote control must be added to the hoist for this to be possible.

Description: Add a wireless hub and remote control to the scoreboard hoist controller.

Total Cost: \$7,952

Time Delay: None

Item No. 3: PCO No. 110, Paving Construction Scheduling

Purpose: To adjust the paving demolition schedule to accommodate Fairgrounds events.

Justification: The Fairgrounds event schedule requires the use of a portion of the street that is under construction. Demolition work must be paused during the course of these events, requiring the contractor to demobilize and remobilize to finish the paving work.

Description: Remobilization costs associated with stopping and starting paving work, to accommodate the Fairgrounds event schedule.

Total Cost: \$8,211

Time Delay: None

Item No. 4: PCO No. 111, Relocation of Concession Sink

Purpose: To relocate a hand sink in the West Concession.

Justification: The contract documents do not show sufficient room to locate the hand sink as shown due to the size of the overhead doors. The sink must be moved to the back wall of the concession.

Description: Relocate the hand sink in the West Concession to the back wall.

Total Cost: \$8,041

Time Delay: None

Item No. 5: PCO No. 112, Junction Box Power

Purpose: To provide power to the telecommunications junction box located on the catwalk.

Justification: The contract documents do not show power supply to a telecom junction box on the catwalk.

Description: Provide power to the junction box from the adjacent circuit.

Total Cost: \$3,933

Time Delay: None

Item No. 6: PCO No. 113, Catwalk Ladder Cage

Purpose: To provide a safety cage around the ladder from the catwalk to the upper roof area.

Justification: The ladder providing access from the catwalk to the upper roof area was initially designed to have a cable-type fall arrest safety system. Due to the height and position of this ladder, it was determined that a ladder cage is more appropriate.

Description: Provide a ladder cage around the catwalk roof access ladder.

Total Cost: \$3,550

Time Delay: None

Item No. 7: PCO No. 114, Stainless Steel Panels at Exhaust Hoods

Purpose: To provide a stainless steel perimeter around the exhaust hoods at the Kitchen and Concessions.

Justification: The Mechanical Code requires a stainless steel perimeter around the exhaust hoods to protect the adjacent walls. The contract documents do not show this.

Description: Provide 18” stainless steel panels around all exhaust hoods, as required by the Mechanical Code.

Total Cost: \$6,185

Time Delay: None

Item No. 8: PCO No. 115, Lighting Transformer

Purpose: To provide a transformer to connect the LED lighting in the lobby ceiling.

Justification: The contract documents do not show the transformer needed for the LED lighting that is located in the “OKC” ceiling feature in the main lobby. A transformer is required to step down the power for a complete operational system.

Description: Provide a transformer for the LED lighting in the lobby ceiling.

Total Cost: \$1,425

Time Delay: None

Item No. 9: PCO No. 116, Walk-In Freezer Heat Trace Power

Purpose: To provide power to the heat trace at the walk-in freezer.

Justification: The contract documents do not show the power connection for the condensate drain heat trace inside the walk-in freezer. Power is required for this to function.

Description: Provide power to the heat trace.

Total Cost: \$4,186

Time Delay: None

Item No. 10: PCO No. 117, Entry Plaza Steps

Purpose: To provide additional rails at the plaza entry steps.

Justification: The steps at the entry plaza were extended to properly align with the adjacent planter. The wider steps require two additional hand rails.

Description: Provide two additional hand rails for the entry plaza steps.

Total Cost: \$2,676

Time Delay: None

Item No. 11: PCO No. 118, Power for Beverage Carbonation System

Purpose: To provide power to the carbonation system at the concourse bar.

Justification: The contract documents do not show power for a carbonation system at the concourse bar. This system requires power to operate properly.

Description: Provide the required receptacle behind the concourse bar system.

Total Cost: \$1,953

Time Delay: None

Item No. 12: PCO No. 119, Asphalt Change

Purpose: To provide the current City of OKC standard asphalt paving.

Justification: The City of OKC has updated their asphalt paving requirements since the construction of this project began. To meet the most current standards, it is proposed to upgrade the asphalt to S5 level asphalt.

Description: Provide S5 level asphalt, in alignment with the current City standards.

Total Cost: \$8,623

Time Delay: None

Item No. 13: PCO No. 120, Remove Norick Seats

Purpose: To remove 720 existing seats from the Jim Norick Arena.

Justification: The City and Fairgrounds will salvage 720 historic seats from the Jim Norick Arena. The contractor will remove and store the seats at the Fairgrounds.

Description: Prior to demolition, remove 720 existing seats from the Jim Norick Arena, to store on the Fairgrounds site.

Total Cost: \$29,457

Time Delay: None

Item No. 14: PCO No. 121, Norick Asbestos Abatement

Purpose: To remove and dispose of asbestos-containing materials from the Jim Norick Arena prior to demolition of the arena.

Justification: The Jim Norick Arena was found to have asbestos-containing materials within the wall panels. This material must be removed prior to demolition of the arena, as mandated by the Oklahoma Department of Labor.

Description: Remove and dispose of all asbestos-containing materials within the Jim Norick Arena prior to the demolition of the arena.

Total Cost: \$719,003

Time Delay: None

Item No. 15: PCO No. 122, Additional Curb

Purpose: To install a section of concrete curb near the loading dock.

Justification: A portion of curb is required to be installed near the Coliseum loading dock, in order for the asphalt street paving to be completed in this area.

Description: Install 225 lineal feet of concrete curb near the loading dock that was previously removed.

Total Cost: \$5,625

Time Delay: None

Item No. 16: PCO No. 124, Overhead Door Operators

POPULOUS

Purpose: To provide motorized operators for the loading dock doors.

Justification: The contract documents do not show motors for three overhead doors at the loading dock.

Description: Provide and install three overhead door operators for the loading dock doors.

Total Cost: \$14,635

Time Delay: None

Total Change Order No. 16: \$834,347

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
	No. 9	\$2,806
	No. 10	\$84,792
	No. 11	(\$105,872)
	No. 12	\$89,938
	No. 13	\$34,476
	No. 14	\$103,937
	No. 15	\$86,049
	No. 16	\$834,347

Current Contract Price: \$127,069,060

The total for Change Order No. 16 is an increase of \$834,347, which represents an increase of 0.66% to the original contract amount of \$126,476,000. The total for all change orders Nos. 1 through 16 is an increase of \$593,060, which represents an increase of (0.4%) above the original contract amount. The new contract amount is \$127,069,060.

Time

The change order does not change the contract time for the base bid scope of work. The substantial completion date of the Coliseum shall be June 1, 2025.

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The above and foregoing is hereby reviewed this 18th day of April, 2025 and the undersigned agree to perform the work at the price indicated.

ATTEST: Flintco, LLC

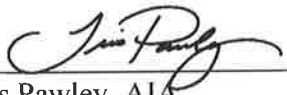


Secretary




Authorized Officer

This change order is recommended for approval by the Architect this 17th day of April, 2025.



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

Debbie Miller, P.E., Director
Public Works / 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 _____ day of _____, 2025.

ATTEST:

THE CITY OF OKLAHOMA CITY

City Clerk

Mayor