



February 27, 2025
Oklahoma City Mayor and City Council
200 North Walker, 7th Floor
Oklahoma City, Ok 73102

Re: Change Order Request No: 001

Project No: MB-1529-IIIR

RE: Bricktown Ballpark HVAC Renovation – Phase IIIR

Background:

This project, **Bricktown Ballpark HVAC and fire suppression main line renovation – Phase III, Project MB-1529-IIIR**. The project consists of replacing the existing boilers, 19 fan coil units, and the HVAC control system and replacing the main lines for the fire suppression system.

- 1) **ITEM #1 (6" Butterfly Valve Replacement)**
 - a) **Scope:** Removal and replacement of an inoperable 6" butterfly valve in the fire suppression system.
 - b) **Justification:** The existing valve has been rendered non-functional due to unforeseen conditions, necessitating its replacement to restore full system integrity
- 2) **ITEM #2 (Removal of old flooring on 3rd floor and install of Luxury Vinyl Tile (LVT) and rubber baseboard to match existing flooring).**
 - a) **Scope:** Removal of existing flooring on 3rd floor and install new Luxury Vinyl Tile (LVT) and rubber baseboard. New flooring to match existing flooring.
 - b) **Justification:** The flooring on the 3rd floor is 10 years old and is stained and heavily worn.
- 3) **ITEM #3 (Replacement of un-repairable lights that disintegrated when removed for HVAC renovation.)**
 - a) **Scope:** Replacement of existing un-repairable light fixtures.
 - b) **Justification:** Light fixtures disintegrated when they were removed for HVAC renovation.
- 4) **ITEM #4 (Extension of project completion date)**
 - a) **Scope:** Extend the project end date to 3/31/2025.
 - b) **Justification:** The date for project completion needs to be moved out to 3/31/2025 due to delays in equipment (water storage tanks and expansion tanks) delivery timeframes.



2) Cost Summary:

ITEM #	Description	Total
1	6" Butterfly Valve Replacement	\$2,441.80
2	3 rd Floor Flooring Replacement	\$50,199.74
3	Lighting Replacement. Some fixtures disintegrated upon removal and were not repairable and need to be replaced.	\$33,756.94
4	Extend Project Completion Date to 3/31/2025	NA
	Total for Change Order Request No.1	\$86,398.48

V. Summary of Costs:

Original Contract Sum	\$	2,360,777.00		
Change Order No. (1)	+	\$	86,398.48	0.04% (02/27/25)
Revised Contract Sum		\$	2,447,175.48	1.04%



The prices shown for Change Order No. 001 were established by negotiation and appear fair and reasonable. The Change Order is hereby recommended for approval.



Greg Peters
Project Manager
Guernsey

The above and foregoing is hereby accepted this 28th day of February 2025 and the undersigned agrees to perform the work so indicated in Change Order No. 006 at the prices indicated.

ATTEST:

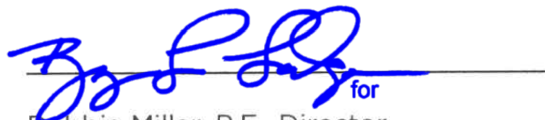


Secretary



Calm Construction, LLC

The prices shown for Change Order No. 001 were established by documentation of time and materials and appear fair and reasonable. The City Engineer recommends approval of the Change Order.



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



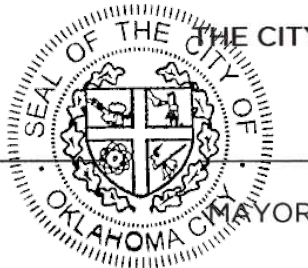
The amount contained in the above-mentioned Change Order No. 001 complies with 61 O.S. Section 121.

Assistant Municipal Counselor

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

ATTEST:

City Clerk



THE CITY OF OKLAHOMA CITY



Attention:
Debarun Das

Project:
MB - 1529-IIIR Bricktown Ballpark HVAC Renovation Pase III

Proposal Request No.:
01

Date:
01/13/2025

This proposal outlines the required scope of work for the removal and replacement of an inoperable 6" butterfly valve in the fire suppression system. The existing valve has been rendered non-functional due to unforeseen conditions, necessitating its replacement to restore full system integrity. Scope of work: temporarily shut down and isolate the affected section of the fire suppression system, drain the necessary section of the system to ensure safe removal and replacement of the valve, remove the existing inoperable 6" butterfly valve, supply and install a new UL/FM approved 6" butterfly valve, fully compliant with fire code standards (the new valve will be rated to meet the system's pressure and flow requirements), and after installation, perform necessary tests to verify the valve's operation and system integrity. This work will be executed with the utmost urgency to ensure minimal disruption to the fire suppression system's operational readiness.

Direct Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Project Manager		Hourly	\$ 90.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Supervision	1	Daily Rate	\$ 225.00	\$ 225.00	0	\$ -	\$ -	\$ -	\$ 225.00
Project Engineer		GMP	\$ 800.00	\$ -	0	\$ -	\$ -	\$ -	
Labor		Hourly Rate	\$ 65.00	\$ -	0	\$ -	\$ -	\$ -	
Equipment Rental	0	Total Rate		\$ -	0	\$ -	\$ -	\$ -	
Total Direct Costs:									\$ 225.00

Subcontractors/Suppliers			Total Cost
Company	Description		
Kanske Fire	Relocating and installing (2) data drops		\$ 1,902.00
Total Subs/Suppliers Cost:			\$ 1,902.00

Indirect Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Offsite Supervision	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Home Office Overhead	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Indirect Costs:									\$ -

Consequential Costs			Total Cost
Description	Explanation		
N/A	N/A		\$ -
Total Consequential Costs:			\$ -

Cost Summary	
Direct Costs	\$ 225.00
Subs/Suppliers	\$ 1,902.00
Indirect Costs	\$ -
Subtotal	\$ 2,127.00
GL Insurance - 1%	\$ 21.27
WC Insurance - 1%	\$ 21.27
Contractor Fee - 10%	\$ 212.70
Bonding Cost - 2.5%	\$ 59.56
Total Cost Required:	\$ 2,441.80

Approval	
Signature: <u><i>Jim Peters</i></u>	
Calm Construction	
Date: <u>1/13/25</u>	
Signature: _____	
City of Oklahoma City	

Reviewed by Guernsey and Paradigm Building
Science & Engineering Recommendation for approval.

Name: *Greg Peters*

Date: 2/25/2025

January 13, 2025



KANSKE FIRE SYSTEMS, LLC
394 Murray Dr.
Choctaw, OK 73020
License #440847
www.kanskefire.com

Attn: Bid Coordinator

Bricktown Ballpark
2 S. Mickey Mantle Dr.
Oklahoma City, OK 73104

Based on current conditions, we are pleased to provide you with this quote. This quote includes the design, labor and materials needed to modify the existing fire sprinkler system. To meet NFPA 13 and local AHJ requirements.

Scope of work includes:

- To replace 6" butterfly valve that will not shut.
- To perform work during regular 7am to 5pm hours. (no after hours or overtime work is included)

Scope of work Exclusions:

- Any fire alarm, hood systems or fire extinguishers of any kind.
- Any prevailing wage rates, BIM or Seismic bracing of any kind.
- Any modifications/relocations of existing branch lines, mains, risers or FDC of any kind.
- Any work in areas outside of the remodel area of any kind.
- Any fees associated with draining down of systems in the mall.
- Any damage to sprinkler piping caused by MIC or city water supply additives.
- Any painting of pipe of any kind.
- Any protection from freezing of any kind. (all piping to stay 40degrees +)
- Any work in areas containing asbestos of any kind. (to be removed by GC/owner)
- Any overtime or after-hours work of any kind.

Base Price:

One Thousand Nine Hundred and Two Dollars \$1,902.00

This quote is valid for (30) days.

Thank you for giving us the opportunity to provide you with this quote.

Thomas Byrd
405-408-2716

Approved By: _____ Billing Address: _____
Title: _____
Date: _____



Attention:
Debarun Das

Project:
MB - 1529-IIIR Bricktown Ballpark HVAC Renovation Phase III

Proposal Request No.:
02

Date:
02/25/2025

Proposal Request #2 formally request a proposal for the following scope of work, along with an extension of the project timeline to March 31, 2025.

Scope of Work:

Removal of existing flooring on the 3rd floor.

Installation of new luxury vinyl tile (LVT) to match the existing flooring.

Installation of new rubber baseboard to complement the updated flooring.

Given the scope and coordination required, we are requesting an extension of the project timeline to March 31, 2025 to allow for proper execution and completion.

Direct Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Project Manager	3	Hourly	\$ 90.00	\$ 270.00	0	\$ -	\$ -	\$ -	\$ 270.00
Supervision		Daily Rate	\$ 225.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Project Engineer		GMP	\$ 800.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Labor	50	Hourly Rate	\$ 65.00	\$ 3,250.00	0				\$ 3,250.00
Equipment Rental	0	Total Rate		\$ -	0	\$ -	\$ -	\$ -	
Total Direct Costs:									\$ 3,520.00

Subcontractors/Suppliers			Total Cost
Company	Description		
Apex Flooring	New Flooring		\$ 40,208.00
Total Subs/Suppliers Cost:			\$ 40,208.00

Indirect Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Offsite Supervision	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Home Office Overhead	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Indirect Costs:									\$ -

Consequential Costs			Total Cost
Description	Explanation		
N/A	N/A		\$ -
Total Consequential Costs:			\$ -

Cost Summary	
Direct Costs	\$ 3,520.00
Subs/Suppliers	\$ 40,208.00
Indirect Costs	\$ -
Subtotal	\$ 43,728.00
GL Insurance - 1%	\$ 437.28
WC Insurance - 1%	\$ 437.28
Contractor Fee - 10%	\$ 4,372.80
Bonding Cost - 2.5%	\$ 1,224.38
Total Cost Required:	\$ 50,199.74

Approval	
Signature: <u><i>Jim [Signature]</i></u>	Calm Construction
Date: <u>2/25/2025</u>	
Signature: _____	City of Oklahoma City

Reviewed by Guernsey Recommendation
for approval.

Name: *Greg Peters*

Date: 2/27/2025



Attention:
Debarun Das

Project:
MB - 1529-IIIR Bricktown Ballpark HVAC Renovation Phase III

Proposal Request No.:
03

Date:
02/27/2025

Contractor Proposal Request #3 is a formal request for a proposal to replace additional lighting that has been identified by the owner as damaged prior to construction and requiring replacement.
Scope of Work:
Lobby Lights: Skydome FSDL, Quantity: 6
Recessed Lighting: HEW 65R, Quantity: 6

Direct Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Project Manager	5	Hourly	\$ 90.00	\$ 450.00	0	\$ -	\$ -	\$ -	\$ 450.00
Supervision	3	Daily Rate	\$ 225.00	\$ 675.00	0	\$ -	\$ -	\$ -	\$ 675.00
Project Engineer		GMP	\$ 800.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Labor		Hourly Rate	\$ 65.00	\$ -	0	\$ 475.00		\$ 425.00	\$ 900.00
Equipment Rental	0	Total Rate		\$ -	0	\$ -	\$ -	\$ -	
Total Direct Costs:									\$ 2,025.00

Subcontractors/Suppliers		Total Cost
Company	Description	
Bell & McCoy	New Lighting	\$ 23,880.00
AC Electrical	Labor for light Installation	\$ 3,500.00
Total Subs/Suppliers Cost:		\$ 27,380.00

Indirect Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Offsite Supervision	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Home Office Overhead	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Indirect Costs:									\$ -

Consequential Costs		
Description	Explanation	Total Cost
N/A	N/A	\$ -
Total Consequential Costs:		\$ -

Cost Summary	
Direct Costs	\$ 2,025.00
Subs/Suppliers	\$ 27,380.00
Indirect Costs	\$ -
Subtotal	\$ 29,405.00
GL Insurance - 1%	\$ 294.05
WC Insurance - 1%	\$ 294.05
Contractor Fee - 10%	\$ 2,940.50
Bonding Cost - 2.5%	\$ 823.34
Total Cost Required:	\$ 33,756.94

Approval	
Signature: <u><i>Jim [Signature]</i></u>	_____
Calm Construction	_____
Date: <u>2/27/2025</u>	_____
Signature: _____	_____
City of Oklahoma City	_____

Reviewed by Guernsey Recommendation
for approval.

Name: *Greg Peters*
Date: 2/27/2025



Attention:
Debarun Das

Project:
MB - 1529-IIIR Bricktown Ballpark HVAC Renovation Phase III

Proposal Request No.:
04

Date:
02/27/2025

Proposal Request #4 is to formally requesting an extension of the current project timeline for Project MB-1529-IIIR Ballpark HVAC Renovation Phase III to March 31, 2025 to allow for the completion of approved change order work. This will be at no cost to the owner.

Direct Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Project Manager		Hourly	\$ 90.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Supervision		Daily Rate	\$ 225.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Project Engineer		GMP	\$ 800.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Labor		Hourly Rate	\$ 65.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Equipment Rental	0	Total Rate		\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Direct Costs:									\$ -

Subcontractors/Suppliers		
Company	Description	Total Cost
Total Subs/Suppliers Cost:		

Indirect Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Offsite Supervision	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Home Office Overhead	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Indirect Costs:									\$ -

Consequential Costs		
Description	Explanation	Total Cost
N/A	N/A	\$ -
Total Consequential Costs:		\$ -

Cost Summary	
Direct Costs	\$ -
Subs/Suppliers	\$ -
Indirect Costs	\$ -
Subtotal	\$ -
GL Insurance - 1%	\$ -
WC Insurance - 1%	\$ -
Contractor Fee - 10%	\$ -
Bonding Cost - 2.5%	\$ -
Total Cost Required:	\$ -

Approval	
Signature: <u><i>Jim Peters</i></u>	Calm Construction
Date: <u>2/27/2025</u>	
Signature: _____	City of Oklahoma City

Reviewed by Gurensey an recommendation
for approval.

Name: *Greg Peters*
Date: 2/27/2025