



# MEMORANDUM

Council Agenda  
Item No. IX. CA  
4/9/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Resolution approving Change Order No. 15, Project M3-H005, MAPS 3 Senior Health and Wellness Center No. 4, 13660 South Western Avenue, increase of \$40,940; and authorizing use of excess Oklahoma City Capital Improvement sales tax collections and/or interest to fund Change Order No. 15. Ward 5.

**Location:**

13660 South Western Avenue

**Background:**

As a part of the MAPS 3 Program, the City of Oklahoma City constructed four senior health and wellness centers to encourage healthy lifestyles and serve as gathering places for active seniors. This project is for the MAPS 3 Senior Health and Wellness Center No. 4.

Change Order No. 15 provides for the following:

Item No. 1, Decorative Wood Slats at Stair Railing, \$1,986:

The contract documents do not indicate an infill material on the inboard side of the main stairway between the stairway balusters, and the rough side of the adjacent storage wall is not a desirable aesthetic. This item will provide the labor and material to install decorative wood slats between the stairway balusters.

Item No. 2, Fireplace Support, \$9,178:

The contract documents do not show the support framing for the fireplace stone veneer. This item will provide additional stud framing to support the masonry veneer and mantel.

Item No. 3, Stair Treads, \$13,021:

The contract documents do not show vinyl treads and risers at the main stairway. This item pays for the labor and material to provide the vinyl treads and risers.

Item No. 4, Cellular Dialers for Emergency Notifiers, \$4,049:

The selected fire alarm and elevator emergency notification hardware will use a cellular dialer for emergency notification, which was not identified in the contract documents. This item pays for the labor and material to provide the cellular dialers.

Item 5, Brush Clearing at Pond, \$12,706:

Removal of the trees and brush from the shore of the adjacent pond was not specified in the contract documents. This work is necessary for a more aesthetically appealing view of the pond. This item pays for the labor to clear the brush at the pond.

Funding for Change Order No. 15 will come from excess collections and/or interest. In the interest of time, the Program Manager authorized the contractor to proceed.

**Architect:**

GSB, Inc

**Change Order Prepared By:**

GSB, Inc

**Contract Price:**

Original Contract Price	\$13,946,000
Change Order No. 1	\$ 15,460
Change Order No. 2	\$ 9,254
Change Order No. 3	\$ 19,518
Change Order No. 4	\$ 20,669
Change Order No. 5	\$ 13,081
Change Order No. 6	\$ 49,553
Change Order No. 7	\$ 14,476
Change Order No. 8	\$ 30,559
Change Order No. 9	\$ 43,429
Change Order No. 10	\$ 95,163
Change Order No. 11	\$ 35,014
Change Order No. 12	\$ 6,458
Change Order No. 13	\$ 55,139
Change Order No. 14	\$ 36,926
Change Order No. 15	<u>\$ 40,940</u>
Total	\$14,431,639

The total for Change Order No. 15 is \$40,940, which represents an increase of 0.29% over the original contract amount of \$13,946,000. The total for Change Order Nos. 1 through 15 is \$485,639, which represents an increase of 3.48% over the original contract amount. The new contract amount is \$14,431,639.

**Contractor:**

W.L. McNatt & Company

**Construction Days Allowed:**

This change order revises the contract time for the base bid scope of work by 54 calendar days to complete the work included in Item Nos. 2 and 3 of this change order. The revised contract completion date is May 29, 2023. The contractor is aware that they have exceeded the contractual deadline.

**Source of Funds:**

MAPS3 Sales Tax-MAPS3 Sales Tax-RSTR-MAPS 3 Health/Wellness-Sr Health & Wellness  
Center 4-Construction in Progress  
(OCITY/715/1778/0406104/M3-H005/54040007)

**Review:**

MAPS Office

**Recommendation:** Resolution be adopted.