



# MEMORANDUM

Council Agenda  
Item No. IX. BN  
6/4/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Resolution approving Change Order No. 16, Project M3-H005, MAPS 3 Senior Health and Wellness Center No. 4, 13660 South Western Avenue, increase of \$22,987; and authorizing use of excess Oklahoma City Capital Improvement sales tax collections and/or interest to fund Change Order No. 16. 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. 16 provides for the following:

Item No. 1, Additional Valves and Fittings, \$5,064:

The contract documents do not show the necessary connections in the piping for the pool heating loop. Additional valves and fittings will be installed to connect the loop to the required heating system. This item pays for the labor and material to provide the additional valves and fittings.

Item No. 2, Hydroseeding, \$12,279:

Change Order No. 15 authorized the contractor to clear brush and debris adjacent to the building. To prevent erosion in this area, hydroseeding will be provided to foster the growth of grass. This item pays for the labor and material to provide hydroseeding south of the pond and east of the building.

Item No. 3, Precast Concrete Panel Caulking, \$4,723:

For a more durable and aesthetically attractive finish, the contractor will install flexible color-matched caulk instead of the specified preformed foam sealant between the panels. This item pays for the labor and material to provide caulked joints between the precast concrete wall panels.

Item No. 4, Fire-Rated Ceiling Panels, \$921:

The construction documents do not specify washable fire-rated ceiling tiles for the kitchen ceiling, which are required by code. This item pays for the labor and material to provide the fire-rated ceiling tiles.

Funding for Change Order No. 16 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	\$ 40,940
Change Order No. 16	<u>\$ 22,987</u>
Total	\$14,454,626

The total for Change Order No. 16 is \$22,987, which represents an increase of 0.16% over the original contract amount of \$13,946,000. The total for Change Order Nos. 1 through 16 is \$508,626, which represents an increase of 3.65% over the original contract amount. The new contract amount is \$14,454,626.

**Contractor:**

W.L. McNatt & Company

**Construction Days Allowed:**

This change order revises the contract time for the base bid scope of work by 19 calendar days to complete the work included in this change order. The revised contract completion date is June 17, 2023. The contractor is aware that they have exceeded the contractual deadline.

**Source of Funds:**

OCITY > MAPS 3 SALES TAX-RSTR > MAPS 3 HEALTH / WELLNESS > SR. HEALTH & WELLNESS-CENTER 4 > CONSTRUCTION IN PROGRESS  
(OCITY > 1491 > 1406104 > M3-H005 > 54040007)

**Review:**  
MAPS Office

**Recommendation:** Resolution be adopted.