

August 22, 2024

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

RE: Project M3-F003 / M4-VF001, OKC Fairgrounds Coliseum – Change Order No. 12

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. 72, Access Control Additions

Purpose: To provide additional card readers at five doors.

Justification: The Operator has requested additional card readers at five doors. This is necessary for the security of those spaces and will help support the operations of the facility. Additional power and door hardware must be provided to the five locations.

Description: Add power and hardware for access control at five doors.

POPULOUS

Total Cost: \$42,719

Time Delay: None

Item No. 2: PCO No. 73, Exposed Ceiling Paint Credit

Purpose: To make changes to ceiling paint requirements.

Justification: The contract documents show the return alley's exposed ceiling structure painted. However, this ceiling finish is no longer desired in this location due to maintenance and light levels. Also, the paint product used at back of house exposed ceilings is to be changed from the specified epoxy to dryfall, for improved constructability and cost savings.

Description: Remove the painted ceilings in the return alley and change the paint product used at exposed structures from epoxy to dryfall in the back of house.

Total Cost: (\$31,072)

Time Delay: None

Item No. 3: PCO No. 74, Relocation of Overhead Data Conduit

Purpose: To adjust the data conduit in order to allow for the required overhead clearance.

Justification: The Operator requires a minimum of 13'-4" clear in the back of house tunnel. The contract documents show four (4) conduits running stacked through this space, which impede this clearance requirement. To maintain 13'-4" clear, the conduit must be adjusted and installed flat instead of stacked.

Description: Reinstall the data conduit running overhead in the back of house tunnel to ensure 13'-4" clear.

Total Cost: \$14,392

Time Delay: None

Item No. 4: PCO No. 75, Foodservice Operator Additions

POPULOUS

Purpose: To provide power for Operator provided equipment.

Justification: The Operator has requested the use of an existing espresso machine and two ice cream machines in one of the Concessions. Additional power must be provided to service these machines.

Description: Provide additional power for the use of Operator's espresso machine and two ice cream machines.

Total Cost: \$22,557

Time Delay: None

Item No. 5: PCO No. 076, Catwalk Access Gates

Purpose: To provide six swing gates at the catwalk spotlight platform access stairs.

Justification: Access to the spotlight platforms from the catwalk require a safety barrier at the top of the access stairs. The specified chain is no longer acceptable in the industry for this use, therefore a swing gate is proposed at these locations.

Description: Provide a swing gate at the top of each of the six spotlight platform access stairs.

Total Cost: \$5,379

Time Delay: None

Item No. 6: PCO No. 077, Rooftop Mechanical Unit Access Stairs

Purpose: To provide platform steps to access the rooftop mechanical units.

Justification: The rooftop mechanical units have access doors that are approximately 24"-36" above the roof. To improve serviceability, platform steps are proposed at all four units.

Description: Provide platform steps for access into four rooftop units.

Total Cost: \$4,667

Time Delay: None

Item No. 7: PCO No. 078, Planter Wall Modification

Purpose: To provide a taller portion of the planter walls where the power hookups are located.

Justification: The submitted electrical boxes that are located in the plaza planters are slightly taller than the planter walls. To accommodate the boxes, a portion of the planter wall will be enlarged at each location.

Description: Create a pilaster where the electrical boxes are located within the planter walls, to accommodate the box and allow for the power hookup.

Total Cost: \$1,793

Time Delay: None

Item No. 8: PCO No. 080, Mechanical Yard Fence Stem Wall

Purpose: To provide a stem wall at the mechanical yard fence.

Justification: The grading at the mechanical yard slopes. A stem wall is necessary to keep the fence level.

Description: Provide a stem wall at the mechanical yard fence to maintain a level fence.

Total Cost: \$12,261

Time Delay: None

Item No. 9: PCO No. 081, Irrigation Sleeve for Promenade

Purpose: To provide an irrigation sleeve for the future Promenade project.

Justification: The Promenade project adjacent to the Coliseum will require an irrigation line that is extended from the Coliseum plaza. To avoid future paving demolition and rework, it is proposed that a sleeve for this irrigation be installed with the Coliseum work before the plaza paving is poured.

Description: Install an irrigation sleeve from the plaza planters to the Promenade plaza.

Total Cost: \$1,936

POPULOUS

Time Delay: None

Item No. 10: PCO No. 082, West Sidewalk Modification

Purpose: To modify the sidewalk on the west end of the Coliseum from heavy-duty paving to a temporary conventional sidewalk.

Justification: The sidewalk on the west side of the Coliseum will have to be demolished when the Promenade is constructed. Therefore, the originally designed heavy-duty paving for this area is not necessary, and cost savings can be found by providing a temporary conventional sidewalk here.

Description: Install a conventional sidewalk on the west side of the Coliseum instead of a heavy-duty sidewalk.

Total Cost: (\$8,147)

Time Delay: None

Item No. 11: PCO No. 083, Toilet Accessory Additions

Purpose: To provide Owner requested shelves in toilet stalls and an adult changing station table.

Justification: The Owner requested shelves be installed in each toilet stall to provide a convenient location to hold customer's items. Additionally, an adult changing station is identified on the plans but the table was not specified.

Description: Provide 129 shelves in toilet stalls and one adult changing table.

Total Cost: \$12,766

Time Delay: None

Item No. 12: PCO No. 084, Power for Naming Rights Signage

Purpose: To provide power to the newly added naming rights signage.

Justification: The naming rights sponsorship includes the addition of four signs that require power and controls. Power should be provided to these locations during construction for the future signage.

POPULOUS

Description: Provide the required power to four new sponsor signs.

Total Cost: \$2,816

Time Delay: None

Item No. 13: PCO No. 085, Manhole Modification at Loading Dock

Purpose: To modify the manhole at the loading dock to accommodate the grease interceptor.

Justification: At the loading dock, the trench drain connecting the grease interceptor to the manhole is at a lower elevation than contract documents show. The manhole must be modified to make the proper connection to the trench drain.

Description: Modify the loading dock manhole to accommodate the grease interceptor trench drain.

Total Cost: \$4,763

Time Delay: None

Item No. 14: PCO No. 086, Elevator Pit Light Fixture Modification

Purpose: To change the light fixture type in the elevator pits to a smaller fixture.

Justification: The space in the elevator pits will not allow for the specified 48" light fixtures. These must be replaced with 24" fixtures that will fit in the space. More of these fixtures are required to supply the required light levels.

Description: Replace eight 48" light fixtures with sixteen 24" fixtures in the elevator pits.

Total Cost: \$3,108

Time Delay: None

POPULOUS

Total Change Order No. 12: \$89,938

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

Current Contract Price: \$126,010,251

The total for Change Order No. 12 is an increase of \$89,938, which represents an increase of 0.07% to the original contract amount of \$126,476,000. The total for all change orders Nos. 1 through 12 is a decrease of (\$465,749), which represents a reduction of (0.37%) below the original contract amount. The new contract amount is \$126,010,251.

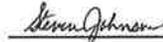
Time

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.

POPULOUS

The above and foregoing is hereby reviewed this 22nd day of August, 2024 and the undersigned agree to perform the work at the price indicated.

ATTEST: Flintco, LLC


Secretary

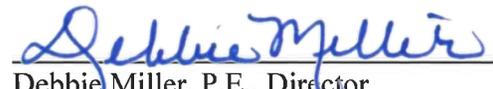

Authorized Officer

This change order is recommended for approval by the Architect this 22nd day of August, 2024.


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

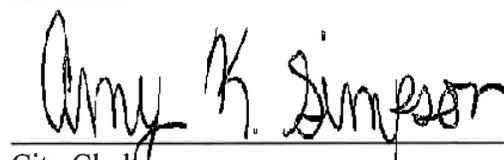

Debbie Miller, P.E., Director
Public Works / City Engineer

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

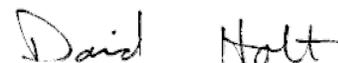

Assistant Municipal Counselor

APPROVED by the Council of the City of Oklahoma City this 10TH day of SEPTEMBER, 2024.

ATTEST:


City Clerk




David Holt