

February 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. 9

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. 48, Entry Signage Support

Purpose: To provide structural support for the exterior naming rights signage at the main entry and north entry.

Justification: The Fairgrounds has secured a naming rights sponsor for the Coliseum, and initial designs have been approved for the naming rights entry signage. This signage will require additional structural support that is not shown in the drawings.

Description: Provide the required structural support for the naming rights signage at the main entry and north entry.

Total Cost: \$61,359

Time Delay: None

Item No. 2: PCO No. 49, Plumbing Trap Primer Power

Purpose: To provide power for the electronic trap primers in two mechanical rooms.

Justification: A trap primer is a flow control valve that adds water to a p-trap to maintain a water seal, preventing sewer gases from entering. Due to their usage and type, these trap primers need to be electronic. The circuit for these was not shown in the electrical drawings and must be provided for these to function.

Description: Provide the required power for the two electronic trap primers.

Total Cost: \$3,763

Time Delay: None

Item No. 3: PCO No. 50, Steel Anchor Revision for Top of CMU Walls

Purpose: To provide a better condition for supporting the top of CMU walls.

Justification: The original detail supporting the top of the walls relied on an embed at the bottom of the concourse concrete, which makes adjusting for field variations difficult. The revised detail uses post-installed anchors, which accommodate more variable field conditions. The new detail will result in more accurate work, but requires additional steel.

Description: Utilize post-installed top of wall anchors for CMU wall support, instead of pre-installed embeds.

Total Cost: \$5,576

Time Delay: None

Item No. 4: PCO No. 51, Corridor Wall Revision

Purpose: To improve constructability of the corridor wall and provide a cost savings.

Justification: It was determined that the upper portion of the wall along the north corridor did not need a full height masonry wall as specified. Instead, using a typical stud wall above 9'-4" allows for a cleaner connection to the underside of the structure and penetrations through the wall.

Description: Revise the north wall of the north corridor to be concrete masonry up to 9'-4" with stud wall above.

Total Cost: (\$30,756)

Time Delay: None

Item No. 5: PCO No. 052, Entry Signage Credit

Purpose: To remove the exterior entry signage from the scope of work.

Justification: The Fairgrounds has secured a naming rights sponsor for the Coliseum, and initial designs have been approved for the entry signage at the main entry and north entry. Specified entry signage will be removed from this scope and new entry signage will be the responsibility of the Fairgrounds.

Description: Remove the specified exterior signage at the main entry and north entry from the scope of work.

Total Cost: (\$37,136)

Time Delay: None

Item No. 6: Weather delay No. 5

Purpose: To extend the construction by four (4) days.

Justification: The contractor has experienced a total loss of twelve (12) days for the period beginning January 1 and ending January 31, 2024. This exceeds the number of anticipated adverse weather days in the specifications for this period by four (4) days.

Description: Add four (4) calendar days to the contract.

Total Cost: None

Time Delay: Four calendar days.

Total Change Order No. 9: \$2,806

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

Current Contract Price: \$125,941,393

The total for Change Order No. 9 is an increase of \$2,806, which represents an increase of 0.002% to the original contract amount of \$126,476,000. The total for all change orders Nos. 1 through 9 is a decrease of (\$534,607), which represents a reduction of (0.42%) below the original contract amount. The new contract amount is \$125,941,393.

Time

The change order extends the contract time for the Phase 1 base bid scope of work by four (4) calendar days due to adverse weather days. The new substantial completion date of the Coliseum shall be May 20, 2025.

POPULOUS


The above and foregoing is hereby reviewed this 23rd day of February, 2024 and the undersigned agree to perform the work at the price indicated.

ATTEST: Flintco, LLC



Secretary

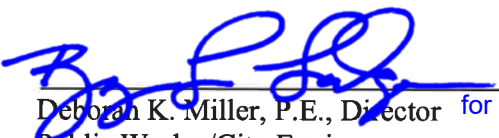

Authorized Officer

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

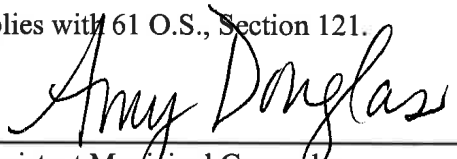

Travis Pawley, AIA
Populous

The prices shown for this change order were established by negotiation and appear fair and reasonable.


David E. Todd, P.E.
MAPS Program Manager

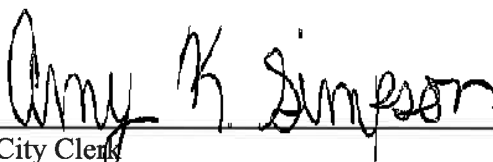

Deborah K. Miller, P.E., Director for
Public Works /City Engineer

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 12TH day of MARCH, 2024.

ATTEST:


City Clerk




David Holt