

August 11, 2023

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

RE: Project M3-H004, MAPS 3 Senior Health and Wellness Center No. 3 – Change Order  
No. 13

### **Background**

The scope of work for this project is to furnish all labor and materials to complete construction of the new Wellness Center No. 3. 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 items to the project scope. 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: COR 28 Cellular Dialer and Services

Purpose: To install cell dialer and service for Elevator and Fire Alarm.

Justification: A phone connection is required for the elevator and fire alarm system to function. The specified land line will not be installed until the operator is in place and managing the building, so a cellular dialer will be installed. With the installation of the cellular dialer, the contractor will be able to get the required inspections and a certificate of occupancy.

Description: Install cell dialer for elevator and fire alarm.

Total Cost \$3,985.00

Time Delay: One (1) additional day is requested for this work.

**Item No. 2: COR 29 Demonstration Kitchen Sinks**

Purpose: To install two hand sinks in the island of the Demonstration Kitchen.

Justification: The contract documents do not show the required hand sinks in the demonstration kitchen.

Description: Provide two hand sinks.

Total Cost \$1,488.00

Time Delay: Two (2) additional days are requested for this work.

**Item No. 3: COR 30 Drinking Fountain Modification**

Purpose: To revise the drinking fountains to include bottle fillers.

Justification: The contract documents specify water fountains that do not have bottle fillers. During a construction meeting the request was made to provide bottle fillers at each water fountain location.

Description: Provide four water fountains with bottle fillers.

Total Cost \$5,641.00

Time Delay: No additional days are requested for this work.

**Item No. 4: COR 31 Moisture Remediation**

Purpose: To provide moisture remediation for gymnasium flooring.

Justification: The concrete floor slab humidity is too high for the installation of the wood floor in the gymnasium. A moisture barrier is required in order to install the wood floors.

Description: Diamond grind the raised concrete gymnasium floor area. Apply two coats of moisture barrier.

Total Cost     \$18,018.00

Time Delay:    Five (5) additional days are requested for this work.

Item No. 5:     COR 32 Pool Vacuum Substitution

Purpose:         To provide a substitution for the specified pool vacuum.

Justification:   The original specified pool vacuum has been discontinued. An alternate pool vacuum that provides the same features, and services a pool of this size will be provided.

Description:    Provide revised pool vacuum.

Total Cost     \$4,326.00

Time Delay:    No additional days are requested for this work.

Item No. 6:     COR 33 Fencing Alternate

Purpose:         To provide an alternate to Greenscreen fencing around the garden area.

Justification:   The contractor has been unable to procure the approved Greenscreen material from the manufacturer. An alternate Ameristar system has been proposed and approved. A credit will be provided as this system is not as expensive as the Greenscreen system.

Description:    Install Ameristar fence with deduct.

Total Deduct   \$(11,300.00)

Time Delay:    No additional days are requested for this work.

Item No. 7:     COR 34 Power for Auto-Flush Toilets

Purpose:         To provide power to auto-flush toilets.

Justification:   The contract documents do not show power for the auto-flush valves for the toilets and urinals. Power must be provided to the hardwired auto-flush devices for the toilets and urinals to function properly.

Description:    Install low voltage power for the auto-flush valves.

Total Cost     \$11,451.00

Time Delay:    Three (3) additional days are requested for this work.

Item No. 8:     Schedule Modification

Purpose:         To provide additional days to the project schedule.

Justification:   Since the last approved request for additional days for weather, weather has prevented work from being performed on the east drive and dumpster enclosure for 7 days.

Description:    Provide an additional 7 days to the project schedule.

Total Cost:     \$0.00

Time Delay:    Seven (7) additional days for weather.

Item No. 9:     Moisture Resistant Floor Glue

Purpose:         Provide moisture resistant floor glue for rubber sports flooring.

Justification:   The concrete floor slab humidity is too high for the installation of the rubber sports flooring on the first and second floors. A moisture resistant glue is required to be used in order to install the rubber floors.

Description:    Return specified glue and procure new moisture resistant glue. Sand concrete floors to remove all residue as required for use of new glue.

Total Cost     \$15,916.00

Time Delay:    Three (3) additional days are requested for this work.

Item No. 10:    COR 27 Irrigation Sleeves

Purpose:         To install sleeves to parking islands for irrigation lines.

Justification:   Irrigation sleeves to be installed in parking lot islands by the Homeland contractor could not be located. Additional investigation revealed the sleeves at two of the islands were omitted and will now need to be installed under this contract.

Description:    Bore under the existing parking lot and install sleeves for new irrigation lines.



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**Total Cost      \$8,029.00**

**Time Delay:** No additional days are requested for this work.

**Total Change Order No. 13:                   \$57,554.00**

**Original Contract Price:** \$11,712,000.00

<b>Change Orders</b>	No. 1	\$135,325.00
	No. 2	\$195,765.98
	No. 3	\$29,216.92
	No. 4	\$4,131.08
	No. 5	\$27,375.90
	No. 6	\$19,595.00
	No. 7	\$82,126.00
	No. 8	\$64,089.00
	No. 9	\$19,981.00
	No. 10	\$69,870.00
	No. 11	\$53,540.26
	No. 12	\$5,440.00
	No. 13	\$57,554.00

**Current Contract Price:** \$12,476,010.14

The total for Change Order No. 13 is \$57,554 which represents an increase of 0.49% over the original contract amount of \$11,712,000. The total for Change Order Nos. 1 through 13 is \$764,010.14 which represents an increase of 6.52%. The new contract amount is \$12,476,010.14.

## Time

The Change Order modifies the contract time for the base bid scope of work. The work as described in Item Nos. 1-10 will provide twenty-one (21) additional days to the schedule. The completion date will be moved from July 12, 2023 to August 2, 2023.

The above and foregoing is hereby reviewed this 14<sup>TH</sup> day of August, 2023 and the undersigned agree to perform the work at the price indicated.

ATTEST:

WL McNatt & Co.


  
Secretary

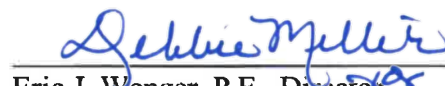
 President

This Change Order is recommended for approval by the Architect this 11th day of August, 2023.

  
Anthony Blatt  
Blatt Architects

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

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

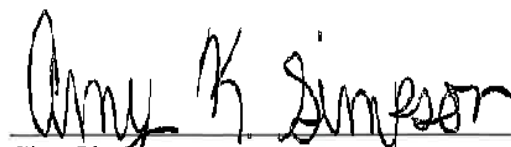
  
Eric J. Wenger, P.E., Director  
Public Works/City Engineer

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 29TH day of AUGUST, 2023.

ATTEST:

  
City Clerk



