



MEMORANDUM

Council Agenda
Item No. IX. BV
8/29/2023

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Resolution approving Change Order No. 13, Project M3-H004, MAPS 3 Senior Health and Wellness Center No. 3, 3820 North Lincoln Boulevard, increase of \$57,554; and authorizing the use of excess Oklahoma City Capital Improvements sales tax collections and/or interest in the amount of \$28,581 to fund Change Order No. 13. Ward 7.

Location:

3820 North Lincoln Boulevard

Background:

As a part of the MAPS 3 Program, the City of Oklahoma City will construct 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. 3.

Change Order No. 13 provides for the following:

Item No. 1, Cellular Dialer, \$3,985:

A phone connection is required for the elevator and fire alarm system to function. The specified landline will not be installed until the operator is in place; therefore, a cellular dialer will be installed to get the required inspections and certificate of occupancy. This item pays for the labor and material to install the cellular dialer.

Item No. 2, Two Hand Sinks, \$1,488:

The contract documents do not show the required hand sinks in the demonstration kitchen. This item pays for the labor and material to install two hand sinks in the island of the demonstration kitchen.

Item No. 3, Drinking Fountain Modification, \$5,641:

The drinking fountains will be modified to include bottle fillers. This item pays for the labor and material to install four water fountains with bottle-filler capabilities.

Item No. 4, Moisture Remediation, \$18,018:

The concrete floor slab humidity is too high to install the wood floor in the gym. A moisture barrier is required to install the wood floors. This item pays for the labor and material to prep the floor and apply the moisture barrier.

Item No. 5, Pool Vacuum Revision, \$4,326:

The specified pool vacuum has been discontinued, and an alternate pool vacuum will be provided. This item pays for the labor and material to provide the revised pool vacuum.

Item No. 6, Fencing Credit, <\$11,300>:

The contractor was unable to procure the specified Greenscreen fencing material from the manufacturer for the garden area. An alternate Ameristar system has been approved, which results in a credit to the project.

Item No. 7, Power for Auto-Flush Toilets, \$11,451:

The contract documents do not show the required power for the flush valves for the toilets and urinals. This item pays for the labor and material to install low-voltage power for the auto-flush valves.

Item No. 8, Time Extension, \$0:

The contractor requested an additional seven days be added to the construction completion schedule for excess adverse weather days from January through July 2023. This is a no-cost change to the project.

Item No. 9, Moisture-Resistant Floor Glue, \$15,916:

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 to install the rubber floors. This item pays for the labor and material to provide the revised floor glue.

Item No. 10, Irrigation Sleeves, \$8,029:

Irrigation sleeves that were to be installed in the parking islands by the Homeland Grocery Store contractor could be not located. Additional investigation reveals the sleeves at two of the islands were omitted and will be installed under this contract. This item pays for the labor and material to install sleeves for new irrigation lines.

Architect:

Blatt Architects

Change Order Prepared By:

Blatt Architects

Contract Price:

Original Contract Price	\$11,712,000.00
Change Order No. 1	\$ 135,325.00
Change Order No. 2	\$ 195,765.98
Change Order No. 3	\$ 29,216.92
Change Order No. 4	\$ 4,131.08
Change Order No. 5	\$ 27,375.90
Change Order No. 6	\$ 19,595.00
Change Order No. 7	\$ 82,126.00
Change Order No. 8	\$ 64,089.00

Change Order No. 9	\$ 19,981.00
Change Order No. 10	\$ 69,870.00
Change Order No. 11	\$ 53,540.26
Change Order No. 12	\$ 5,440.00
Change Order No. 13	<u>\$ 57,554.00</u>
Total	\$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% over the original contract amount. The new contract amount is \$12,476,010.14.

Contractor:

W.L. McNatt & Company

Construction Days Allowed:

This change order revises the contract time for the base bid scope of work by 21 days, which includes seven days as described in Item No. 8 and 14 days to complete the work included in this change order. The revised contract completion date is August 2, 2023.

Source of Funds:

MAPS3 Sales Tax-MAPS3 Sales Tax-RSTR-MAPS 3 Health/Wellness-Sr Health & Wellness Center 3-Construction in Progress
(OCITY/715/1778/0406104/M3-H004/54040007)

Review:

MAPS Office

Recommendation: Resolution be adopted.