

CHANGE ORDER SUMMARY  
CITY OF NORMAN  
CLEVELAND COUNTY, OKLAHOMA

CHANGE ORDER NO.: 4

DATE: 9/6/17

CONTRACT NO.: K-1617-56

SUBMITTED BY: Jud Foster

PROJECT: Westwood Family Aquatic Center

CONTRACTOR: W.L. McNatt Construction  
(Name)  
217 East Sheridan  
Oklahoma City, OK 73104

ORIGINAL CONTRACT AMOUNT \$ 10,167,000

(Increase) this change order 59 Calendar days

DESCRIPTION	DECREASE	INCREASE
Change Order #1		\$8,729.00
Change Order #2	(\$22,480.42)	
Change Order #3	(\$9,848.32)	
Change Order #4	\$0	\$0

NET CHANGE \$ (23,599.74)

REVISED CONTRACT AMOUNT \$ 10,143,400.26

CONTRACTOR: J. Bradford W.L. McNatt + Co. DATE: 9-12-17  
ENGINEER: Wayne Schwartz WEAD DATE: 9-15-17  
PROJECT MGR.: Jud Foster DATE: 9-15-17  
CITY ATTORNEY: [Signature] DATE: 9-21-17  
ACCEPTED BY: [Signature] DATE: 25 Sept. 17  
City Manager

CHANGE ORDER DETAIL  
CHANGE ORDER NO. 1  
City of Norman  
Cleveland Co., Oklahoma

Project Name: Westwood Family Aquatic Center

Project Manager: Jud Foster

Project Account Number: 051-0404-451.6101

Project Number: NFB-018

Contract No.: K-1617-56

Address/Phone: 201-C West Gray St.

Norman, OK 73069

(405) 366-5472

- A. Change Orders or addenda to public construction contracts of One Million Dollars (\$1,000,000.00) or less shall not exceed a fifteen percent (15%) cumulative increase in the original contract amount.
- B. Change orders or addenda to public construction contracts of over One Million Dollars (\$1,000,000.00) shall not exceed the greater of One Hundred Fifty Thousand Dollars (\$150,000.00) or a ten percent (10%) cumulative increase in the original contract amount.
- C. Change orders or cumulative change orders which exceed the limits of subsection A or B of this section shall require a readvertising for bids on the incomplete portions of the contract.
- D.
1. All materials with cost per item;
  2. Itemization of all labor with number of hours per operation and cost per hour;
  3. Itemization of all equipment with the type of equipment, number of each type, cost per hour for each type, and number of hours of actual operation for each type;
  4. Itemization of insurance cost, bond cost, social security, taxes, workers' compensation, employee fringe benefits and overhead cost; and
  5. Profit for the contractor.
- E.
1. **If a construction contract contains unit bid pricing, and the change order pertains to the unit bid price, the change order will not be subject to subsection A or B of this section.**
  2. When the unit price change does not exceed Ten Thousand Dollars (\$10,000.00), the unit price change order computation may be based on an acceptable unit price basis in lieu of cost itemization as required in paragraphs 1,2,3,4 and 5 of subsection G of this section.
- F. Alternates or add items bid with the original bid and contained in the awarded contract as options of the awarding public agency shall not be construed as change orders under the provisions of the Public Competitive Bidding Act of 1974.

**DETAILED COST ITEMIZATION**

**Westwood Family Aquatic Center**

**CHANGE ORDER NO. 4 to Contract No. K-1617-56**

**ITEM DESCRIPTION:**

1. This Change Order considers delay dates requested by W.L. McNatt & Company from the beginning of the project through July 1, 2017. Any delay dates occurring after July 1, 2017 will be considered in a subsequent Change Order. Delay dates on this Change Order total 59 days. A detailed description and comment for each delay request is attached.

Contract K-1617-56 specifies substantial completion within 270 calendar days with an incentive of \$5,000 per day for early completion and a disincentive of \$1,500 per day for late completion. Notice to proceed was issued on October 4, 2016. The original completion date was July 1, 2017. Adding 59 days to the contract changes the completion date to August 29, 2017. We anticipate there will be additional delay days added to the contract between now and substantial completion.

**Westwood Family Aquatic Center - Project Delay Log**  
**For Days - September 27, 2016 Through July 1, 2017**

Dates	Days Lost	Delay Description	McNatt Notes	Rain Amount (In.)	Accepted Days	City of Norman Notes
10/27/16 - 11/3/16	8	Buried Cox Communication Lines	Cox communications was notified to have the existing buried cables that needed to be relocated on 10/12/16. As of 10/27/16, Cox had not been on site and the excavators had gone as far as they could until the Cox Cables were removed. Cox completed the cable relocation over night of 11/3/16. Critical Path was to remove the existing earth berm located on the South / South West sides of the site. This scope of work had to be completed in order to get the site at the lap pool to subgrade, to get Filter Building Pad to sub grade elevation, complete the excavation of the lap pool deep end, and complete the structural fill in the deep end of the lap pool. This scope of work out of the control of W.L McNatt & Company.		8	Both the Contractor and the City made calls to Cox to relocate lines. Cox did eventually come to the site and move the lines but time on the project was lost.
11/3/2016	1	Rain / Mud (Rain, Drizzle, Overcast, High Humidity)	Critical Path was to continue excavation of the Lap Pool and bring in select fill for the pool sub grade. Due to rain over night, site conditions were too muddy and off site select fill quarry pit was closed due to weather. CEC noted that the site conditions were too wet to perform density tests.	0.44	1	Rain caused this delay
11/4/2016	1	Muddy (Drizzle, Overcast, High Humidity)	Critical Path was to continue excavation of the Lap Pool and bring in select fill for the pool sub grade. Due to yesterdays rain, site conditions were too muddy and off site select fill quarry pit was closed due to weather. CEC noted that the site conditions were too wet to perform density tests. CEC report for 11/4/16 states that "due to moisture content of the soil, contractor was unable to work on the deep end of the new pool" this is a delay to the critical path. Densities pulled were on work already in place, not on new work that was performed. CEC report from 11/5/16 states "contractor spent approx. 4 hours scarifying soil in attempt to dry soil to a acceptable working condition without success". If soil was not acceptable on 11/5/16 then work obviously didn't proceed on previous days.		1	Rain caused this delay
1/7/2016	1	Rain / Muddy (Rain, Drizzle, Overcast, High Humidity)	Critical Path was to continue excavation of the Lap Pool and bring in select fill for the pool sub grade. Due to rain, site conditions were too muddy due to weather. CEC noted that the site conditions were too wet to perform density tests.	0.27 Plus	1	Rain caused this delay
1/8/2016	1	Muddy (Drizzle, Overcast, High Humidity)	Critical Path was to continue excavation of the Lap Pool and bring in select fill for the pool sub grade. Due to yesterdays rain, site conditions were too muddy due to weather. CEC noted that the site conditions were too wet to perform density tests. Rain/Mist occurred after 12pm on 11/7/16, with 100 % relative humidity and overcast skies, not allowing for drying to occur overnight. CEC was unable to pull tests which is a delay to the critical path. 3rd Party Testing is not required to verify that muddy conditions prevented work.		1	Rain caused this delay

11/22/16 - 11/28/16		Existing Unmarked Active Sewer Line was exposed/cut and flooded open plumbing ditches in the Lap Pool Area while Pool Contractor was installing under slab piping	7	Timeline on the sewer line as follows: The Owner, ADG, and WEAD were all notified that work was scheduled for the day after Thanksgiving and that weekend. There was no need for the Plumbing crews to return until a official confirmation was received stating that the raw sewage was cleaned up properly and it was safe to resume work in this area. Unable to complete plumbing requirements in the lap pool was a delay to the critical path. This was an existing unforeseen issue that was out of the Contractors control.		7	Unsafe conditions due to break of unknown sewer line in work area
12/2/16 (Night) & 2/3/2016 - 12/5/16		Rain / Muddy (Rain, Drizzle, Overcast, High Humidity)	3	Critical Path was to continue with the main drains in the lap pool, under drains in the lazy river, foundations for the Filter Building, parking lot stabilization, & site grading/removal of stock piled soils. Due to Weather, site conditions were too muddy to perform required work. Rain began at 8:00 pm on Friday 12/2/16 and lasted until Sunday 12/4/16. 1.10 inches of rain fell preventing work from being done on the project. With local weather forecast, there was no need to schedule work when we knew it was going to be raining all weekend.	1.1"	3	Rain caused this delay
2/16/2016	Friday	Rain / Mist	1	We have completed the installation of the main drains in the Lap pool. We were going to start the installation of the plumbing on Friday the 16 <sup>th</sup> . We were unable to start the plumbing due to the "mist" as stated in the weather report from the Norman/Max Westheimer airport. Capri was unable to prime or glue any piping during these conditions.		1	Rain caused this delay
2/17/2016, 1/18/2016, & 2/19/2016		Extreme Temperatures	3	We were unable to start the plumbing due to the extreme cold temperatures. Capri was unable to prime or glue any piping during these conditions. Temperatures were well below freezing which prevented Capri from gluing any pipe. This directly prevented us from progressing on the critical path. With local weather forecast, there was no need to schedule work when we knew it was going to be below freezing all weekend.		3	Temperatures were outside the acceptable ranges specified for this work
2/23/2016	Friday	Rain / Mist	1	It has been raining off and on since 7:20 this morning. Capri has sent their crew home and we have a lost day due to the rain. Capri is unable to prime or glue any piping during these conditions so they sent their crews home. Crews cannot stand around hoping that the weather improves. Temperature was not a factor, just moisture.		1	Rain caused this delay
2/25/2016	Sunday	Rain / Mist	1	Rain began at 3:30 am and last recorded rain was at 3:30 pm. Due to the rain and high humidity Capri was unable to prime or glue any piping during these conditions. Excluding Weekends & Holidays, Requires Conversion of Total Days from Work Days to Calendar Days	.10"	1	Rain caused this delay

1/3/17-1/8/17	Snow/Below Freezing Temperatures	6	<p>Tuesday 1/3/17 - Temperatures were below freezing until after 1 pm preventing Capri from gluing pipe, delaying critical path. Wednesday 1/4/17 - Temperatures were below freezing until after 1 pm preventing Capri from gluing pipe, delaying the critical path. Thursday 1/5/17 - Temperatures were below freezing all day, preventing Capri from gluing pipe, delaying the critical path. Friday 1/6/17 - Snow fell overnight and Temperatures remained below freezing all day. Preventing Capri from gluing pipe or setting batter boards on the Lap Pool. Mallett Plumbing was also unable to dig trenches and start plumbing on Bath House, all delaying the critical path. Saturday 1/7/17 - Temperatures were below freezing. Snow also remained covering the site. Preventing Capri from gluing pipe and setting batter boards on the Lap Pool. Mallett Plumbing was also unable to dig trenches and start plumbing on the Bath House, delaying the critical path. Sunday 1/8/17 - Temperatures were below freezing until after 10 am. Snow began to melt from site causing site to be extremely muddy. Preventing Capri from gluing pipe and setting batter boards on the Lap Pool. Mallett Plumbing was also unable to dig trenches and start plumbing on the Bath House, delaying the critical path. Work was done on items outside of the critical path that weren't dependent on the weather. With local weather forecast, there was no need to schedule work when we knew conditions were not feasible all weekend.</p>	Snow	6	Temperature and weather conditions were outside the acceptable ranges specified for this work
1/13/17-1/16/17	Below Freezing Temperatures/Ice/Rain/Mud	4	<p>Friday 1/13/17 - Temperatures were below freezing all day with on and off light freezing fog/precipitation which prevented Capri from gluing pipe and Turning Point from setting forms on the Filter Building and Lap Pool. Saturday 1/14/17 - Temperatures were below freezing all day with .08 inches of freezing rain/ice which prevented Capri from gluing pipe and Turning Point from setting forms on the Filter Building and Lap Pool. Sunday 1/15/17 - Rain lasted on and off all day resulting in 2.55 inches of precipitation at the site preventing Turning Point from setting forms at the Filter Building and Lap Pool. Monday 1/16/17 - Rain of .07 inches occurred overnight combined with 2.55 inches of rain from the day before causing the site to be extremely muddy and prevented Mallett Plumbing from starting plumbing on the bathhouse, Capri from continuing piping, and Turning Point from setting forms on both the Filter Building and the Lap Pool. With local weather forecast, there was no need to schedule work when we knew conditions were not feasible all weekend.</p>	Ice, 2.70" rain	4	Temperature and weather conditions were outside the acceptable ranges specified for this work

1/16/17- 1/23/17		7	7	<p>Friday 1/13/17 - In anticipation of the incoming weather, Capri and WLM took preventative measures to protect the site. We placed multiple water pumps in the deep end of the lap pool to dewater as the weather moved through. Sunday 1/15/17 - Capri was on site Sunday morning to check on the pumps and verify operation of the pumps. As they them all pumps were working. The amount of rain (2.61 inches) in such a short amount of time flooded the deep end of the lap pool and overtook our water pumps causing the GFCI to trip. This caused the completed main drains and piping to float from their trenches. Monday 1/16/17 - The damage was documented with pictures and the dewatering process began. Tuesday 1/17/17 - Dewatering continued in the lap pool deep end Wednesday 1/18/17 - The main drains and piping were determined not to have cracked or lose pressure allowing them to be reset in place, work to reset these began in the afternoon. Thursday 1/19/17 - Capri continued work on resetting the main drains and piping, still dealing with extremely muddy conditions. Friday 1/20/17 - Capri continued and finished setting main drains and piping, backfilling with gravel. Monday 1/23/17 - Capri was able to proceed with filter fabric as scheduled on 1/16/17 without the extreme rain and damage to work they had completed prior. Without work being performed as scheduled, the critical path was delayed.</p>	<p>Flooding / Damage to work in place</p>	7	<p>A partial delay came from temperatures being outside the acceptable ranges specified for this work. The balance of the delay was due to rain.</p>
1/14/2016	Tuesday	1	1	<p>Rain began falling on 2/13/17 around 5:30 pm and lasted until 2/14/17 at 6:00 pm resulting in 2.46 inches of rain. The critical path was to continue the forming of lap pool walls, and the forming of lazy river slabs but both were unable to proceed with the amount of rain received.</p>	2.46 in	1	<p>Rain caused this delay</p>
1/20/2017	Monday	1	1	<p>Rain began falling on 2/19/17 around 10:00 pm and lasted until 2/20/17 at 6:00am resulting in 1.94 inches of rain. The critical path was to continue forming the lap pool walls, and place rebar in the lazy river slabs with both unable to proceed due to the amount of rain received. Entire day was spent dewatering the site.</p>	1.94 in	1	<p>Rain caused this delay</p>
1/29/17- 3/30/17	Wednesday- Thursday	2	2	<p>Rain began falling on 3/28/17 around 10:00pm and lasted until 3/29/17 at 6:00 am resulting in 5.35 inches of rain. The critical path was to continue bath house masonry, begin setting trusses at admin building, lap pool walls, site pool plumbing, lazy river walls, rec pool forming of walls, and filter building backfill. We have been continuously dewatering and continue to do so at this time. Future days may be added due to this weather event.</p>	5.35 in	2	<p>Rain caused this delay</p>

3/31/17-4/3/17	Friday-Monday	1.7 inches of Rain	4	<p>With the site saturated from 5.35 inches of rain from 3/28 and 3/29 added with the 1.70 inches on 4/2, the site received 7.05 inches of rain in a 5 day period. This has resulted in continuous dewatering and prevented us from working on critical path items. <b>Friday 3/31-</b> The site was being dewatered and conditions prevented us from backfilling at the filter building, excavating for pool piping, forming/pouring of walls at the lazy river and lap pool, setting trusses on the admin building, and continuing masonry work at the bathhouse. <b>Saturday 4/1-</b> The site was still being dewatered and prevented the backfilling at the filter building, the excavating for pool piping, forming/pouring of lap pool and lazy river walls, setting of trusses at admin, and masonry work at the bathhouse. <b>Sunday 4/2-</b> Rain fell overnight resulting in .97 inches, dewatering was ongoing and this prevented working on backfilling at the filter building, excavating for pool piping, setting trusses at the admin, masonry work at the bathhouse, and forming/pouring of walls at the lazy river and lap pool. Sunday afternoon rain started to fall again amounting in another .73 inches. Bringing the total to 1.70 inches for Sunday 4/2. <b>Monday- 4/2-</b> The site is being dewatered and the conditions prevented us from backfilling at the filter building, excavating for pool piping, setting trusses at the admin, masonry work on the bathhouse, and forming/pouring of walls at the lazy river and lap pools.</p>	1.70 in	4	Rain caused this delay
4/14/2017	Friday	2.25 inches of rain	1	<p>Rain began falling on 4/13/17 around 4:30pm and lasted until 11:55pm resulting in 2.25 inches of rain. The critical path was to continue bath house masonry, continue setting trusses at admin and bathhouse, lap pool walls, site pool plumbing, lazy river walls, and filter building backfill. We have been continuously dewatering and continue to do so at this time.</p>	2.25 in	1	Rain caused this delay
4/21/2017	Friday	1.48 inches of rain	1	<p>Rain began falling on 4/21/17 around 8:00 am and lasted until 4:15 pm resulting in 1.48 inches of rain. The critical path was to continue setting trusses at the admin and bathhouse, continue masonry work at both admin and bathhouse, lap pool walls, site pool plumbing, lazy river walls, filter building foundations, and filter building plumbing. We have been continuously dewatering and continue to do so at this time. Future days may be added due to this weather event.</p>	1.48 in	1	Rain caused this delay
4/29-30/2017	Saturday-Sunday	2.03 inches of rain	2	<p>Rain began falling on 4/29/17 around 4:00 am and lasted until 9:00 pm resulting in 1.94 inches of rain. .09 inches of rain fell on 4/30/17. The critical path was to continue setting trusses at the admin and bathhouse, continue masonry work at both admin and bathhouse, site pool plumbing, lazy river walls, filter building foundations, and filter building slab prep, lazy river ramp footings, and steel setting at bath/admin. We have been continuously dewatering and continue to do so at this time.</p>	2.03 inches of rain	2	Rain caused this delay

5/17/2017	Wednesday	1.58 inches of rain	1	Rain began falling on 5/17/17 around 1:00 am and last until 4:00 am resulting in 1.58 inches of rain. The critical path was to continue working on lazy river plumbing, site pool piping, filter building pump pit, filter building pool piping, lazy river walls, lazy river ramp and bridge and rec pool slab. This work was unable to be performed due to the very wet and flooded site conditions. We were continuously dewatering the site.	1.58 inches of rain	1	Rain caused this delay
5/19/2017	Friday	.45 inches of rain	1	Rain began falling on 5/18/17 around 5:00 pm and lasted off and on until 4:00 pm on 5/19/17 resulting in .45 inches of rain. This amount of rain with the already saturated site caused the jobsite to shut down. The critical path was to continue working on lazy river plumbing, site pool piping, filter building pump pit, filter building pool piping, lazy river walls, lazy river ramp and bridge and rec pool slab. This work was unable to be performed due to the very wet and flooded site conditions. We are continuously dewatering the site.	.45 inches of rain	1	Rain caused this delay
		<b>Total days requested</b>	<b>59</b>			<b>59</b>	<b>Total Days Accepted</b>