



STILLWATER PUBLIC SCHOOLS
STILLWATER BOARD OF EDUCATION

PREPARED BY: Bo Gamble, Assistant Superintendent of Operations
APPROVED BY: Dr. Janet Vinson, Acting Superintendent
DATE: May 13, 2025

AGENDA ITEM: 4M

Consider and Vote to Approve or Not Approve Willowbrook, Inc. use of CM Contingency and Allowances for the SPS Bond 2023 HS Phase I Construction Project.

BOARD ACTION REQUESTED:

Vote to Approve or Not Approve Willowbrook, Inc. use of CM Contingency and Allowances for the SPS Bond 2023 HS Phase I Construction Project.

BACKGROUND INFORMATION:

The attached report lists the requested use of CM contingency and allowances by Willowbrook, Inc. for the SPS Bond 2023 HS Phase I Construction Project.

The requests made in this agenda item do not impact the GMP.



CM Contingency Modification

0309b. - Stillwater New High School

Title: CMOD 7 - Seclusion Room Padding Contract

CM Contingency Modification : # 7

Date: 04/04/2025 **Date Required:**

Description of Work: This contingency modification funds the remaining \$19,875 of the seclusion room safety padding contract after fully utilizing the \$10,000 allowance.

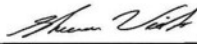
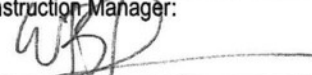
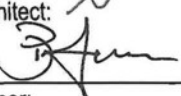
The below items will increase or decrease the contract scheduled value by the amounts listed below. Time in days indicates additional time required to project completion due to the changes referenced.

Item	Units	UM	Unit Price	Item Total	Bonds & Ins	Fee	Total	Time (In days)
1 : CMOD 7 - Seclusion Room Padding Contract	0.00	LS	0.00	- 19,875.0	0.0	0.00	- 19,875.00	
2 : SOPA, Inc.	0.00	LS	0.00	19,875.0	0.0	0.00	19,875.00	

Total Change Amount: 0.00

Notes:

Approved By:

	5/01/2025
Construction Manager:	Date:
	05/01/2025
Architect:	Date:
	5/6/25
Owner:	Date:

Stillwater PS New HS 2400253

SOPA Inc.

241 Newman Drive, North Little Rock, Arkansas, 72117

Phone (866) 941-7207



Change Order Request No. 2400253.CO2R1 Gold Medal Seclusion

Room Padding

Return By 04/07/2025

TO

Shawn Vick (Willowbrook Construction)
shawn.vick@willowbrook.build
(405) 747-4261

REPLY TO

Tim Pawlicki (SOPA Inc.)
tim@sopainc.com
(501) 274-4399

GENERAL INFO

Date	Days Valid	Work Type	GC COR No.
03/07/2025	30	Directed Change	

SCOPE OF WORK

Project Location: 1224 N Husband St, Stillwater, OK 74075 & c/o Willowbrook Inc., 410 West Franklin Lane, Stillwater, OK 74075

Furnish, deliver, and install Gold Medal Safety Padding to one (1) room at the above facility. The room "Seclusion Room" is approximately 8'-0" x 8'-0" x 10'-0" in height. Gold Medal Safety Padding will be installed on the walls and the floor, but not on the interior side of the room door and door frame. Safety padding shall be detailed to meet any vision light in the room door.

No.	SUBCONTRACTOR	Qty	Price	Extended
1.	Material and Installation	1	\$29,875.00	\$29,875.00
			Total Subcontractor Expense	\$29,875.00

SUMMARY

Category	Extended	Total
Subcontractor	\$29,875.00	\$29,875.00
		Total
		\$29,875.00
		Tax
		\$0.00
		<hr/>
	GRAND TOTAL	\$29,875.00

RESERVATION OF RIGHTS

This COR does not include any amount for impacts such as interference, disruptions, rescheduling, changes in the sequence of work, delays and/or associated acceleration. We expressly reserve the right to submit our request for any of these items.



CM Contingency Modification

0309b. - Stillwater New High School

Title: CMOD 8 - Framing & Drywall Overtime

CM Contingency Modification : # 8

Date: 05/01/2025 **Date Required:**

Description of Work: This CM contingency modification funds the following scope of work.

1. Costs associated with two weeks of overtime required to recover lost framing and drywall production time, resulting from delays caused by the Authority Having Jurisdiction (AHJ) not performing critical inspections due to the pending building permit status.

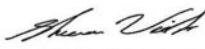
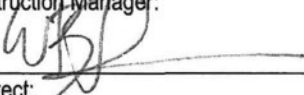
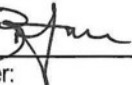
The below items will increase or decrease the contract scheduled value by the amounts listed below. Time in days indicates additional time required to project completion due to the changes referenced.

Item	Units	UM	Unit Price	Item Total	Bonds & Ins	Fee	Total	Time (In days)
1 : CMOD 8 - Framing & Drywall Overtime	0.00	LS	0.00	- 12,375.0	0.0	0.00	- 12,375.00	
2 : Wiljo Interiors	0.00	LS	0.00	12,375.0	0.0	0.00	12,375.00	

Total Change Amount: 0.00

Notes:

Approved By:

	5/01/2025
Construction Manager:	Date:
	05/01/2025
Architect:	Date:
	5/6/25
Owner:	Date:



WILJO INTERIORS, INC.

2100 N Indianwood Broken Arrow, OK
74012

7421 NW 83rd St., OKC, OK 73132

Phone: (918) 250-0679

Phone: (405) 792-7979

Fax: (918) 250-0112

Fax: (405) 792-7980

www.wiljointeriors.com

ATTN: Shawn Vick Willowbrook Construction Services	JOB: Stillwater High Schhol Phase 1 Over Time 4-14 thru 4-24
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DATE: 4/28/2025	PLAN DATE: N/A
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PER ADDENDUM: as requested

We propose to furnish and install the following scope of work as listed below, per the plans and specifications:

	AMOUNT
Layout of our work from established points given by others.	
Clean up of our debris into a dumpster provided by others.	
Equipment/lifts/scaffolding to perform our work.	
1/2 time charges for working additonal over time hours	
Monday 4/14/2025.....32 man hours	
Tuesday 4/15/202546 man hours	
Wednesday 4/16/2025.....46 man hours	
Thursday 4/17/2025.....42 man hours	
Saturday 4/19/2025.....136 man hours	
Monday 4/21/2025.....36 man hours	
Tuesday 4/22/2025.....38 man hours	
Wednesday 4/23/2025.....38 man hours	
Thursday 4/24/2025..... <u>36 man hours</u>	
TOTAL 450 man hours	
\$55/hr x 0.5 = \$27.50	\$12,375
ALTERNATES:	
EXCLUSIONS:	
Wood; Blocking wood or metal; Exposed caulking; Dumpsters; Sealing of MEP penetrations; Engineering; Demolition;	

Respectfully Submitted,

Ken Fry
Project Manager



Daily Sign-In Sheet

Date: 4-22-25

Fri Sat Sun Mon **Tue** Wed Thu

Job Number: 3919

Job Name: Stillwater High School

Name	Company	Time IN	Time OUT
Raymundo Telesforo	Armstrong	3:30	5:30
Matteo Gudino	Armstrong	3:30	5:30
José Manuel Yépez	Armstrong	3:30	5:30
George Espinoza	PR	3:30	5:30
Pedro Ladogma	Armstrong	3:30	5:30
Jose Camacho	Armstrong	3:30	5:30
FRANCISCO FLORES	Wild	3:30	5:30
Eduar Ordoñez	Wild Armstrong	3:30	5:30
Olando Ramirez	Armstrong	3:30	5:30
Oscar Ramirez	Armstrong	3:30	5:30
Ruben Puentes	Armstrong	3:30	5:30
Diego Ramirez	Armstrong	3:30	5:30
Santos Sandoval	Armstrong	3:30	5:30
Daniel Gonzalez	Armstrong	3:30	5:30
Jesler Ordoñez	Armstrong	3:30	5:30
Oscar Sanchez	Armstrong	3:30	5:30
Felipe Torres	Armstrong	3:30	5:30
Hariberto Juarez	Armstrong	3:30	5:30
Maires Alvarez	Armstrong	3:30	5:30
Fior Vasquez	Armstrong	3:30	5:30
Diego Ramirez	Armstrong	3:30	5:30
Diego Ramirez	Armstrong	3:30	5:30
		38man hours / \$27.50 = \$1,045.00	



CM Contingency Modification

0309b. - Stillwater New High School

Title: CMOD 9 - Knox Boxes

CM Contingency Modification : # 9

Date: 05/01/2025 Date Required:

Description of Work: This contingency modification is to fund the following costs:
1. Provide five (5) Knox Boxes, which were not specifically scoped or accounted for at the time of bid."

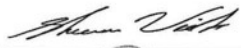
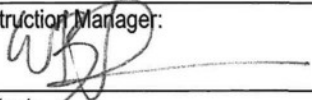
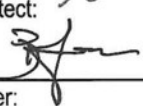
The below items will increase or decrease the contract scheduled value by the amounts listed below. Time in days indicates additional time required to project completion due to the changes referenced.

Item	Units	UM	Unit Price	Item Total	Bonds & Ins	Fee	Total	Time (In days)
1 : CMOD 9 - Knox Boxes	0.00	LS	0.00	- 3,865.0	0.0	0.00	- 3,865.00	
2 : Felix Thompson	0.00	LS	0.00	3,865.0	0.0	0.00	3,865.00	

Total Change Amount: 0.00

Notes:

Approved By:

	5/01/2025
Construction Manager:	Date:
	05/01/2025
Architect:	Date:
	5/6/25
Owner:	Date:

Shawn Vick

From: Sandy Johnson <sandyj@felixthomson.com>
Sent: Tuesday, April 8, 2025 4:01 PM
To: Shawn Vick; Zac Hansen
Subject: RE: Stillwater HS Knox Box Submittal

Follow Up Flag: Follow up
Flag Status: Completed

Shawn,
The cost of the 5 ea. Knox Boxes is \$3865.00

Please advise.

Thank You,



Sandy Johnson / Division 10 Project Manager & Purchasing

Office: 479.646.7321 Ext. 25
4310 Phoenix Ave.
Ft. Smith, AR 72903

Office Hours:
Monday – Thursday: 8:00am – 5:00pm
Friday: 8:00am – 12:00pm

From: Shawn Vick <shawn.vick@willowbrook.build>
Sent: Tuesday, April 8, 2025 2:39 PM
To: Zac Hansen <zac.hansen@willowbrook.build>; Sandy Johnson <sandyj@felixthomson.com>
Subject: RE: Stillwater HS Knox Box Submittal

Sandy,

Per Spec Section 10 4413, Knox boxes were included as part of your scope to provide. Please send me your pricing for these Knox boxes at your earliest convenience.

However, please note that if your pricing causes your total contract value to exceed the next lowest bidder — and if they included the Knox boxes in their original bid — we may need to consider moving forward with them for this scope.

Let me know if you have any questions.



CM Contingency Modification

0309b. - Stillwater New High School

Title: CMOD 10 - Manual Exhaust Fan Switches.

CM Contingency Modification : # 10

Date: 05/01/2025 **Date Required:**

Description of Work: This contingency modification is to fund the following costs:
1. Provide 120V line voltage to the manual exhaust fan switches as required in lieu of low voltage.

The below items will increase or decrease the contract scheduled value by the amounts listed below. Time in days indicates additional time required to project completion due to the changes referenced.

Item	Units	UM	Unit Price	Item Total	Bonds & Ins	Fee	Total	Time (In days)
1 : CMOD 10 - Manual Exhaust Fan Switches.	0.00	LS	0.00	- 5,465.7	0.0	0.00	- 5,465.71	
2 : Colburn Electric	0.00	LS	0.00	5,465.7	0.0	0.00	5,465.71	

Total Change Amount: 0.00

Notes:

Approved By:

5/01/2025

Construction Manager:

Date:

05/01/2025

Architect:

Date:

Owner:

Date:

COLBURN ELECTRIC : PRICE REQUEST BREAKDOWN

ATTENTION: Shawn Vick

GC/CM: Willowbrook

BY: Ed Webber

JOB: Stillwater High School

DATE: 4/22/2025

PR for: MS Switches

DESCRIPTION: Per Request, Add 8 MS switches for exhaust fans.

Subcontract

- Data
- Fire Alarm
- Security
- Lightning Protection
- Excavation

Totals

Total Subcontractor \$ -

Labor & Supervision

Hours

Labor Cost

Totals

39.0	Electrician	\$ 70.80	2,761.20
3.0	Foreman	\$ 79.50	238.50
1.0	Superintendent	\$ 79.50	79.50
2.0	Project Manager/Estimator	\$ 95.00	190.00
	Electrician Mobilization/Demobilization	\$ 70.80	-
	Delivery	\$ 75.80	-
	Electrician OT	\$ 106.20	-
	Foreman OT	\$ 119.25	-
	Superintendent OT	\$ 119.25	-
	Electrician Mobilization/Demobilization OT	\$ 106.20	-
	Per Diem	\$ 125.00	-

Tool Box Safety Meetings (1.25% of labor cost) 40.87
 As-built fees (1% of labor cost) 32.69
 Safety Equipment (2% of labor cost) 65.38

Total Labor \$ 3,408.14

Materials

Quantity

Item Cost

Labor Hours

Labor Total

Material Total

1	See attached breakout	\$ 498.00	39.0	39.0	498.00
				-	-
				-	-
				-	-
				-	-

Subtotal Labor Hrs./Material 39.0 498.00
 Warranty % of labor costs 2.65% 90.32

Total Material \$ 588.32

Tools, Rentals, Misc Costs

Unit Cost

Totals

Other			
Trencher rental			
Scissor Lift rental			
Boom Truck rental			
Equipment/tools % of labor costs	7.00%	\$	238.57
Consumables/DJC % of labor costs	7.00%	\$	238.57
Sales Tax material/misc.			-

Total Tools, Rentals, Misc Costs \$ 477.14

Subtotal w/subcontractor \$ 4,473.60

Subcontractor Markup 10.00% \$ -

Bond 3.00% \$ 134.21

Overhead on Direct Cost 10.00% \$ 460.78

Subtotal Subcontractor and Direct Cost with Markups \$ 5,068.58

Profit 5.00% \$ 253.43

Subtotal \$ 5,322.01

Insurance 2.70% \$ 143.69

Subtotal \$ 5,465.71

Miscellaneous added 0.00% \$ -

Total Cost for Price Request \$ 5,465.71

Prices are only valid for 15 days from date above. The Approving Party accepts the terms of this change order. Acceptance shall be evidenced by signature below or by permitting Colburn Electric to commence with the work as listed. Once work has been completed by Colburn Electric, the Approving Party acknowledges that payment will be made in full within 60 days or be subject to 5% of the balance added to the total amount due each month until paid in full.

By: _____ Date: _____

Company Name

Signature, Title

Job ID: EW00541



Project: STILLWATER HIGH SCHOOL BUILDING

CO: 26: Add Switches for MS

Takeoff

Phase: DEVICES

Item #	Qty	U/	Q/M	Size	Description	Material Result	Labor Result
TITLE	8.00	EA	M	1/2 EMT #12	20A 1P-TOGGLE-SW COM	0.00	0.00
140292	8.00	EA	M	20A	1P TOGGLE COMMERCIAL -GRADE	23.36	3.00
140793	8.00	EA	M	1-TOGGLE	1G STAINLESS STEEL PLATE	11.76	1.20
150047	8.00	EA	M	2-1/8"D	1900 CMB-KO CV- BRKT	37.20	3.20
150066	8.00	EA	M	5/8"RISE 4.8-CI	1G 1900 MUD-RING	10.36	0.80
160699	40.00	EA	M	#10 x 1"	TEK SCREW	2.81	1.44
100032	2.00	EA	M	#18 to 8	WIRE-NUT MED -RED	0.39	0.20
100030	8.00	EA	M	#18 to 10	WIRE-NUT SML -YELLOW	0.92	0.72
10000	248.00	FT	M	1/2	EMT	123.38	14.60
30010	16.00	EA	M	1/2	EMT STEEL SS CONNECTOR	5.17	1.92
30000	24.00	EA	M	1/2	EMT STEEL-SS COUPLING	11.75	1.41
70033	546.00	FT	M	12	THHN/THWN CU (STR)	105.65	3.54
70228	273.00	FT	M	12.	GREEN THIN CU (GRD 20A)	57.25	1.77
630110	30.00	EA	M	1/2	COND HAMMER-ON HGR 1/4-FLANGE PUSH-IN HD	93.74	2.36
630006	16.00	EA	M	1/2 3/4 or AC/MC	EMT SCREW-ON SUPPORT (USE W/1-1/2D BOX)	12.45	2.40
160697	32.00	EA	M	#6 x 3/8"	TEK SCREW	2.18	0.00
						498.36	38.56
						498.36	38.56

COLBURN ELECTRIC LLC

COLBURN ELECTRIC, LLC
829 W ELGIN
BROKEN ARROW, OK 74012

Phone: (918) 251-
Web: