



STILLWATER PUBLIC SCHOOLS
STILLWATER BOARD OF EDUCATION

PREPARED BY: Bo Gamble, Assistant Superintendent of Operations
APPROVED BY: Uwe Gordon, Superintendent
DATE: November 12, 2024

AGENDA ITEM: 4M

Consider and Vote to Approve Willowbrook, Inc. use of Owner Contingency and Allowances for the SPS Bond 2023 HS Phase I Construction Project.

BOARD ACTION REQUESTED:

Vote to Approve Willowbrook, Inc. use of Owner Contingency and Allowances for the SPS Bond 2023 HS Phase I Construction Project.

BACKGROUND INFORMATION:

The attached report lists the requested use of Owner 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.



Owner Contingency Modification

0309b. - Stillwater New High School

Title: PR 05 PA Wing Revisions

Owner Contingency Modification : # 9

Date: 10/24/2024 **Date Required:**

Description of Work: "The below work is included in PCO 09:

1. Provide all material and labor to complete the revisions outlined in PR 05 to accept the new PA Wing addition."

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 : Owner Contingency	0.00	LS	0.00	-1,182,963.1	0.0	0.00	-1,182,963.09	
2 : General Conditions	0.00	LS	0.00	6,150.0	0.0	0.00	6,150.00	
3 : Adept Patriot Services	0.00	LS	0.00	5,600.0	0.0	0.00	5,600.00	
4 : Advanced Commercial Painting	0.00	LS	0.00	20,900.0	0.0	0.00	20,900.00	
5 : Air Technologies	0.00	LS	0.00	65,653.0	0.0	0.00	65,653.00	
6 : Artform	0.00	LS	0.00	- 59,003.0	0.0	0.00	- 59,003.00	
7 : Bennett Steel	0.00	LS	0.00	146,950.0	0.0	0.00	146,950.00	
8 : Carroll's Commercial Floors	0.00	LS	0.00	10,094.0	0.0	0.00	10,094.00	
9 : Concrete Enterprises	0.00	LS	0.00	199,223.0	0.0	0.00	199,223.00	
10 : Colburn Electric	0.00	LS	0.00	125,615.0	0.0	0.00	125,615.01	
11 : Coreslab Structures	0.00	LS	0.00	- 47,604.7	0.0	0.00	- 47,604.70	
12 : D Owen Construction	0.00	LS	0.00	80,540.0	0.0	0.00	80,540.00	



Owner Contingency Modification

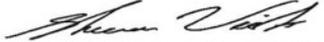
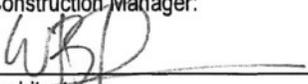
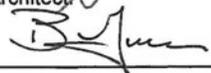
0309b. - Stillwater New High School

13 : DeHart Airconditioning	0.00	LS	0.00	69,000.0	0.0	0.00	69,000.00
14 : DH Pace	0.00	LS	0.00	16,750.0	0.0	0.00	16,750.00
15 : Grooms Irrigation	0.00	LS	0.00	52,010.1	0.0	0.00	52,010.06
16 : Kanske Fire Systems	0.00	LS	0.00	31,212.0	0.0	0.00	31,212.00
17 : Lee Glass	0.00	LS	0.00	- 46,750.0	0.0	0.00	- 46,750.00
18 : MK Excavation	0.00	LS	0.00	269,446.6	0.0	0.00	269,446.60
19 : Piper Weatherford	0.00	LS	0.00	9,300.0	0.0	0.00	9,300.00
20 : Sun Valley Masonry	0.00	LS	0.00	- 45,810.0	0.0	0.00	- 45,810.00
21 : Turning Point	0.00	LS	0.00	61,000.0	0.0	0.00	61,000.00
22 : VSC Fire & Security	0.00	LS	0.00	9,979.6	0.0	0.00	9,979.58
23 : Wiljo Interiors	0.00	LS	0.00	183,780.0	0.0	0.00	183,780.00
24 : Wood Systems	0.00	LS	0.00	18,927.5	0.0	0.00	18,927.54

Total Change Amount: 0.00

Notes:

Approved By:

	10/30/2024
Construction Manager:	Date:
	11/05/2024
Architect:	Date:
	11/5/24



Owner Contingency Modification

0309b. - Stillwater New High School

Owner:

Date:

PR 05 South Building Revisions		
General Conditions		\$ 6,150.00
Low Voltage	Adept	\$ 5,600.00
Painting	Advanced Painting	\$ 20,900.00
Plumbing	Airtech	\$ 65,653.00
Metal Panels	Artform	\$ (59,003.00)
Structural Steel	Bennett Steel	\$ 146,950.00
Flooring	Carroll's Flooring	\$ 10,094.00
Concrete	CEI	\$ 199,223.00
Electric	Colburn Electric	\$ 125,615.01
Precast	Coreslab	\$ (47,604.70)
Utilities	D Owen Construction	\$ 80,540.00
HVAC	DeHart	\$ 69,000.00
Overhead Doors	DH Pace	\$ 16,750.00
Landscaping	Grooms Irrigation	\$ 52,010.06
Fire Suppression	Kanske Fire	\$ 31,212.00
Glazing	Lee Glass	\$ (46,750.00)
Earthwork	MK Excavation	\$ 269,446.60
Masonry	Sun Valley Masonry	\$ (45,810.00)
Doors and Hardware	Piper Weatherford	\$ 9,300.00
Paving	Turning Point	\$ 61,000.00
Fire Alarm	VSC	\$ 9,979.58
Millwork	Wood Systems	\$ 18,927.54
Framing and Drywall	Wiljo	\$ 183,780.00
		\$ 1,182,963.09



Owner Contingency Modification

0309b. - Stillwater New High School

Title: PR 06 PA Wing Foundations

Owner Contingency Modification : # 10

Date: 10/29/2024 **Date Required:**

Description of Work: "The below work is included in PCO 10:

1. Provide and install all piers, foundations, and slab on grade for the PA Wing as outlined in PR 06 construction documents."

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 : PR 06 PA Wing Foundations	0.00	LS	0.00	- 843,224.0	0.0	0.00	-	843,224.00
2 : Concrete Enterprises	0.00	LS	0.00	843,224.0	0.0	0.00	843,224.00	

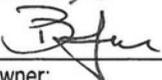
Total Change Amount: 0.00

Notes:

Approved By:

 10/30/2024
 Construction Manager: Date:

 11/04/2024
 Architect: Date:

 11/5/24
 Owner: Date:

9/13/24

BIDDERS:

Ph:

Fax:

CHANGE ORDER REQUEST #002

RE: PR #6

WE INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT, TO COMPLETE THE FOLLOWING PER:

DRAWINGS NUMBERED:

SPECIFICATION SECTIONS: NONE

ADDENDA: NONE

1. Provide Layout For Our Work Only, (Bldg Corners and Bench Mark by Others)
2. Structural Excavation and Spoil Removal for Foundations
3. Drill and Place Piers
4. Earth Form and Place Continuous Grade Beams Including Perimeter Insulation
5. Place and Grout Anchor Bolts, (Bolts by Others)
6. Edge Form and Place 4" Slab on Grade on 15 mil Vapor Barrier on 4" Gravel Sub Base, Including Curing and Saw Cutting of Control Joints
7. Furnish and Place Reinforcement Steel Related to This Work Scope Only
8. Daily Cleanup, (Dumpster by Others)
9. Concrete Pumping For our Work
10. Dewater Rain Water For our Work Only
11. Sales Tax

Total \$843,224.00

RE-MOBILIZATION ON PIERS ADD \$20,000.00

NO EXTERIOR CONCRETE INCLUDED UNLESS SPECIFICALLY NOTED ABOVE

ADD/ DEDUCTS FOR PIERS AND CASING SEE ORIGINAL BID

NO SHRINKAGE ADD MIXTURE IN SOG OR SOD (NONE CALLED OUT



Concrete
Enterprises,
Inc.

200 N.E. 46th St • Oklahoma, OK 73105 • 405/605-4141 • Fax 405/605-4242 • www.concrete-enterprises.com

**Proposal Subject to Change After 30 Days
3-5 Weeks Notification Required Prior to Mobilization
All Inclusions and Exclusions Listed To Be An Attachment To The Contract**

WE EXCLUDE THE FOLLOWING ITEMS (UNLESS LISTED ABOVE):

1. Testing, Permits, Bonds, Inspections
2. CEI Will not Provide Professional Liability or Pollution Insurance
3. Any Exterior Concrete, Unless Noted Otherwise; Above; in Inclusions
4. Mockups (Unless Specifically Called out to be Included)
5. Dirt work (Building, Walks, & Misc. Pads + or - 10th by others)
6. Over Excavation, Re-compaction of Existing Soils Below Any Foundations (If Required Per the Geo-tech Report)
7. Temporary Shoring of Dirt Work
8. Liquidated Damages Will Not be Accepted as Part of our Contract
9. Termite Protection, Erosion Control, Top Soil Replacement or Backfill at curbs
10. Rock Excavation, Ground Water De-watering
11. Demolition of any Kind, Concrete Coring, Saw Cutting (Unless Noted Above)
12. Review of Soils Report
13. Colored, Stamped or Stained Concrete
14. Location, Relocation, or Repair of Utilities
15. Contacting Okie For Locates
16. Lay-out of any Kind for Other Trades
17. Engineering
18. Rails, Cables, ETC., at Elevated Work
19. Sand or Water Blasting Panels
20. Panel Erection, Panel Braces or Furnishing Stiff Backs for Panel Erection
21. Ice or Coolants for Hot Weather Concrete
22. Asphalt or Concrete Paving, Sidewalks, Curb and Gutter, Stoops, Dumpster Pads, Lime Stabilization, or Site Concrete
23. Fence Post Concrete
24. Concrete Splash Blocks
25. Providing Embed Plates, Angles, Weldable Rebar or any Welding, Anchor Bolts, J – Bolts, Mason Anchors, Dovetail Anchors, Stair Nosings, Misc. Steel Items
26. Joint Sealant, Caulking, Sealers, or Hardeners (Unless Noted)
27. **NO WINTER PROTECTION INCLUDED (Blanketing, Heat, etc..)**
28. Below Grade Damp/ Bentonite Waterproofing
29. Mechanical Pads, Electrical Pads, Housekeeping Pads, Condenser Pads, Chiller Pads, Transformer Pads, Equipment Pads, or Utility Lay-Out, Concrete, or Sleeves
30. Locker Bases
31. Light Pole Bases or Pipe Bollards
32. Provide or Install Trench Drains, Guard Rails, Posts, and Handrails
33. Temporary Facilities, Water, Elec., Toilets, ETC. by General Contractor
34. Overtime, or After Hours Work
35. Not Responsible for Cracking of Slabs on Metal Decks
36. Not Responsible for Cracking, Curling, or Heaving of Slabs Due to Sub-Grade Conditions Furnished by Others
37. Will not be Responsible For Surface Cracks or Damage to Slabs if Directed to Pour in Wind or Rain

Concrete Enterprises, Inc.

Paul Brunner



Owner Contingency Modification

0309b. - Stillwater New High School

Title: PR 08 PA Wing RTU's

Owner Contingency Modification : # 11

Date: 10/29/2024 **Date Required:**

Description of Work: "The below work is included in PCO 11:

1. Provide all Roof Top Units for the PA Wing as outlined in PR 08 construction documents. This includes all associated storage and shipping costs."

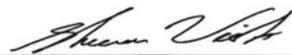
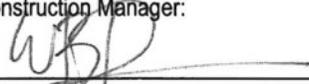
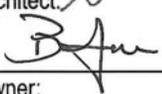
The below items will increase or decrease the contract scheduled value by the amounts listed below. Time in days indicates additional time required to project completion due to the changes referenced.

Item	Units	UM	Unit Price	Item Total	Bonds & Ins	Fee	Total	Time (In days)
1 : PR 08 PA Wing RTU's	0.00	LS	0.00	- 351,723.0	0.0	0.00	-	351,723.00
2 : DeHart Air Conditioning	0.00	LS	0.00	351,723.0	0.0	0.00	351,723.00	

Total Change Amount: 0.00

Notes:

Approved By:

	10/30/2024
Construction Manager:	Date:
	11/04/2024
Architect:	Date:
	11/5/24
Owner:	Date:

Request for Change Order

Project: 88709 Stillwater Schools	Request for Change Order Number: 0005
	Title: Change Order Phase 2
	Request for Change Order Date: Sep 5, 2024
To: CMS Willowbrook	Architect's Project No:
	Contract Date:

We propose to make the following changes in this contract :

PCO:0005

Name: Change Order Phase 2	Source:	Type:
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Description: Change order for adding equipment on phase 2 and deduction of bacnet cards. Also included RTUs 69 and 70 on phase 1

Scope of work:

Amount: 351,723.00

Cost Items:

Number	Name	Description	Amount
01	Equipment		356,438.00
02	Freight and Storage		20,000.00
03	Bond		3,000.00
04	Deduct for Bacnet Cards		-27,715.00

Markups for above items are listed below:

Number	Name	Description	Amount
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Cost Items inclusive of markups:

Number	Name	Description	Amount
01	Equipment		356,438.00
02	Freight and Storage		20,000.00
03	Bond		3,000.00
04	Deduct for Bacnet Cards		-27,715.00

The total Cost to perform the work as described above is a CHANGE of 351,723.00.

Please indicate your acceptance and approval of this additional work in the space provided below

CONTRACTOR

ADDRESS

BY *(Signature)*

(Typed name)

DATE _____





Owner Contingency Modification

0309b. - Stillwater New High School

Title: OMOD 12 - Unused Signage Allowance Reallocation

Owner Contingency Modification : # 12

Date: 11/01/2024 **Date Required:**

Description of Work: "The work below is included in PC 012:

1. Reallocate unused allowance funds in the amount of \$4,130.29 in to Owner Contingency."

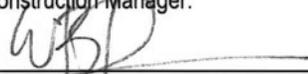
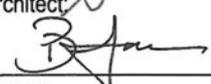
The below items will increase or decrease the contract scheduled value by the amounts listed below. Time in days indicates additional time required to project completion due to the changes referenced.

Item	Units	UM	Unit Price	Item Total	Bonds & Ins	Fee	Total	Time (In days)
1 : Owner Contingency	0.00	LS	0.00	4,130.3	0.0	0.00	4,130.29	
2 : OMOD 12 - Unused Signage Allowance Reallocation	0.00	LS	0.00	- 4,130.3	0.0	0.00	- 4,130.29	

Total Change Amount: 0.00

Notes:

Approved By:

 11/04/2024
 Construction Manager: _____ Date: _____
 11/04/2024
 Architect: _____ Date: _____
 11/5/24
 Owner: _____ Date: _____



Owner Contingency Modification

0309b. - Stillwater New High School

Title: OMOD 14 - PR 05 Plumbing Scope Removal

Owner Contingency Modification : # 14

Date: 11/05/2024 Date Required:

Description of Work: The work below is included in PCO 15:

1. Remove cost associated with plumbing scope from PR 05 and reallocate back to Owner Contingency. Plumbing scope will be added in at a later date once pricing is finalized.

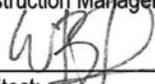
The below items will increase or decrease the contract scheduled value by the amounts listed below. Time in days indicates additional time required to project completion due to the changes referenced.

Item	Units	UM	Unit Price	Item Total	Bonds & Ins	Fee	Total	Time (In days)
1 : Airtech	0.00	LS	0.00	- 65,653.0	0.0	0.00	- 65,653.00	
2 : OMOD 14 - PR 05 Plumbing Scope Removal	0.00	LS	0.00	65,653.0	0.0	0.00	65,653.00	

Total Change Amount: 0.00

Notes:

Approved By:

 11/05/2024
 Construction Manager: _____ Date: _____
 11/05/2024
 Architect: _____ Date: _____
 11/05/24
 Owner: _____ Date: _____