



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: 4K

Consider and Vote to Approve Lippert Bros., Inc. Potential Change Orders for SPS OES North Building Renovations and SPS OES South Building Renovations Project.

BOARD ACTION REQUESTED:

Vote to Approve Lippert Bros., Inc. Potential Change Orders for SPS OES North Building Renovations and SPS OES South Building Renovations Project.

BACKGROUND INFORMATION:

The attached report lists the requested use of owner contingency and allowances for the two (5) PCO's reviewed for approval on the SPS OES North Building Renovations and SPS OES South Building Renovations Project to be funded out of the current Owner's Contingency.

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



October 31, 2024

Bo Gamble, Assistant Superintendent
Stillwater Public Schools
314 S. Lewis
Stillwater, OK 74074

RE: Stillwater Public Schools - OES North & South Building Renovations

Dear Mr. Gamble,

Please see the attached Potential Change Order (PCO) Log dated October 31, 2024. Included is the coversheet for each PCO. These have been reviewed and approved by SPS and Architect representatives. They will be funded through Contingency.

If you have any questions, please let me know.

Respectfully,

Lippert Bros., Inc.

Shelby Lippert
Project Manager



Stillwater Public Schools - OES North & South Building Renovations

PCOs

10/31/2024

PCO #	Title	Amount	Date Sent	Status	SPS Board Submitted	Date Approved	Owner Contingency Use	Owner Contingency Remaining
CONTRACT	BASE CONTRACT			APPROVED				\$ 114,951.00
#001	RFI #001 - Light Fixture Type I in Restrooms	\$ 1,640.00	6/7/2024	Approved	June	6/17/2024	\$ (1,640.00)	\$ 113,311.00
#002	RFI #008 - South Building - Relocate Electrical for Forklift Charger	\$ 618.00	6/7/2024	Approved	June	6/17/2024	\$ (618.00)	\$ 112,693.00
#004	RFI #005 - Spray Booth Demo	\$ 5,510.00	6/13/2024	Approved	June	6/17/2024	\$ (5,510.00)	\$ 107,183.00
#005	RFI #006 - South Building Warehouse Receiving Office Room 120 Mezzanine	\$ 11,386.00	6/13/2024	Approved	June	6/17/2024	\$ (11,386.00)	\$ 95,797.00
#006	Communications Allowance	\$ (680.00)	6/20/2024	Approved	June	6/26/2024	\$ 680.00	\$ 96,477.00
#007	Access Control Allowance	\$ 9,700.00	6/20/2024	Approved	June	6/26/2024	\$ (9,700.00)	\$ 86,777.00
#008	Fire Alarm Allowance	\$ (3,930.00)	6/20/2024	Approved	June	6/26/2024	\$ 3,930.00	\$ 90,707.00
#009	RFI #003 - South Building Exterior Walls	\$ 2,822.00	6/20/2024	Approved	June	6/26/2024	\$ (2,822.00)	\$ 87,885.00
#010	Replace Existing Outlets to Black with Stainless Steel Plates	\$ 2,529.00	6/20/2024	Approved	June	6/26/2024	\$ (2,529.00)	\$ 85,356.00
#011	Wood Doors - Change from MDO Primed to Maple Veneer	\$ 2,800.00	7/3/2024	Approved	July	7/3/2024	\$ (2,800.00)	\$ 82,556.00
#012	Condensing Boilers - Change from Laars to Lochinvar	\$ 2,606.00	7/3/2024	Approved	July	7/3/2024	\$ (2,606.00)	\$ 79,950.00
#013	RFI #031 - North Building - Conduits in Foundation	\$ 11,663.00	7/12/2024	Approved	July	7/15/2024	\$ (11,663.00)	\$ 68,287.00
#014	South Building - Additional Demo and Framing at Room 120	\$ 8,674.00	7/12/2024	Approved	July	7/15/2024	\$ (8,674.00)	\$ 59,613.00
#015	South Building - Insulation at Exterior Walls	\$ 3,999.00	7/12/2024	Approved	July	7/15/2024	\$ (3,999.00)	\$ 55,614.00
#003	RFI #004 - North Building - Gypsum Wall at South of Server Room	\$ 354.00	6/13/2024	Approved	July	6/17/2024	\$ (354.00)	\$ 55,260.00
#016	RFI #012 - North Building - IT Room - Demo & Framing	\$ 2,769.00	7/23/2024	Approved	July	7/24/2024	\$ (2,769.00)	\$ 52,491.00
#017	RFI #034 & RFI #036 - South Building - Power & Lights & Data Rough-In	\$ 4,535.00	7/23/2024	Approved	July	7/24/2024	\$ (4,535.00)	\$ 47,956.00
#018	RFI #044 - North Building - Hallways - Lighting Controls	\$ 1,940.00	7/23/2024	Approved	July	7/24/2024	\$ (1,940.00)	\$ 46,016.00
#019	RFI #026 - South Building - Existing Plumbing Main	\$ 4,108.00	7/26/2024	Approved	July	7/29/2024	\$ (4,108.00)	\$ 41,908.00
#020	Credit for Not Painting Wood Doors	\$ (800.00)	7/26/2024	Approved	July	7/29/2024	\$ 800.00	\$ 42,708.00
#021	RFI #050 - South Building - Gas Line at Room 108 CN Office	\$ 301.00	7/26/2024	Approved	July	7/29/2024	\$ (301.00)	\$ 42,407.00
#022	RFI #018 - North Building HVAC Piping Support and Insulation	\$ 2,925.00	7/26/2024	Approved	July	7/29/2024	\$ (2,925.00)	\$ 39,482.00
#023	RFI #029 - North Building - HVAC Unit over Hard Lid Restroom Ceilings	\$ 37,698.00	8/1/2024	Approved	August	8/5/2024	\$ (37,698.00)	\$ 1,784.00
#024	RFI #040 - Door 801 Access Control	\$ (6,175.00)	8/1/2024	Approved	August	8/5/2024	\$ 6,175.00	\$ 7,959.00
#025	RFI #022 - End of Wall Condition at Storefront Glass	\$ 800.00	8/1/2024	Approved	August	8/5/2024	\$ (800.00)	\$ 7,159.00
#026	Reduce Construction Manager Contingency from 10% to 5%	\$ (69,893.00)	8/1/2024	Approved	August	8/5/2024	\$ 69,893.00	\$ 77,052.00
#027	RFI #036 - South Building - Added Data to Offices and Warehouse	\$ 4,760.00	8/1/2024	Approved	August	8/5/2024	\$ (4,760.00)	\$ 72,292.00
#028	RFI #037 - South Building - MDF	\$ 2,125.00	8/1/2024	Approved	August	8/5/2024	\$ (2,125.00)	\$ 70,167.00
#029	RFI #038 - Fiber Between North and South Buildings	\$ 3,125.00	8/1/2024	Approved	August	8/5/2024	\$ (3,125.00)	\$ 67,042.00
#030	Scout Systems - Add Bonds	\$ 1,779.00	8/1/2024	Approved	August	8/5/2024	\$ (1,779.00)	\$ 65,263.00
#032	RFI #051 - NB - Ceiling at Vestibule 100	\$ 232.50	8/17/2024	Approved	August	8/21/2024	\$ (232.50)	\$ 65,030.50
#033	RFI #045 - SB - Potential Water Pressure Issue	\$ 943.97	8/17/2024	Approved	August	8/21/2024	\$ (943.97)	\$ 64,086.53
#034	RFI #60 - NB - Conference Room 109 Existing Furr Out	\$ 400.00	8/19/2024	Approved	August	8/23/2024	\$ (400.00)	\$ 63,686.53
#035	RFI #59 - SB - Existing Framing at Window "A"	\$ 2,195.00	8/19/2024	Approved	August	8/23/2024	\$ (2,195.00)	\$ 61,491.53
#031.1	RFI #048 - Storefront Leaks Rev. 1	\$ 9,947.59	8/29/2024	Approved	August	9/3/2024	\$ (9,947.59)	\$ 51,543.94
#036	RFI #19 - NB - Header at Opening at Grid Line 4	\$ 1,160.00	8/29/2024	Approved	August	9/3/2024	\$ (1,160.00)	\$ 50,383.94
#037	RFI #23 - NB - Transformer Location vs HVAC Units	\$ 2,245.00	8/29/2024	Approved	August	9/3/2024	\$ (2,245.00)	\$ 48,138.94

Stillwater Public Schools - OES North & South Building Renovations

PCOs

10/31/2024

PCO #	Title	Amount	Date Sent	Status	SPS Board Submitted	Date Approved	Owner Contingency Use	Owner Contingency Remaining
#039	NB - Demo & Infill Existing Interior Storefront	\$ 4,359.91	9/23/2024	Approved	September	9/24/2024	\$ (4,359.91)	\$ 43,779.03
#040	NB - Paint Sever Room Ceiling	\$ 600.00	9/23/2024	Approved	September	9/24/2024	\$ (600.00)	\$ 43,179.03
#042	NB - Shelter Shroud Change	\$ 400.00	10/3/2024	Approved	October	10/7/2024	\$ (400.00)	\$ 42,779.03
#043	RFI #065 - NB - Chiller Clearance Requirements	\$ 1,150.00	10/9/2024	Approved	October	10/10/2024	\$ (1,150.00)	\$ 41,629.03
#044	RFI #068 - NB - Existing Hot Water Heater	\$ 1,530.96	10/25/2024	Approved	October	10/30/2024	\$ (1,530.96)	\$ 40,098.07
#045	RFI #066 - NB - AC #6 Return Air	\$ 4,698.76	10/17/2024	Approved	October	10/17/2024	\$ (4,698.76)	\$ 35,399.31
#049	Reduce CM Contingency #2	\$ (34,946.00)	10/31/2024	Approved	October	10/31/2024	\$ 34,946.00	\$ 70,345.31
#046	Chiller-Boiler Pump & Air Separator	\$ 18,362.98	10/25/2024	Pending				
#047	Retaining Wall Repair-Replacement	\$ 35,091.52	10/25/2024	Pending				
#048	Cord Reels			Pricing				



Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136
Phone: (405) 478-3580

Project: 1747 - Stillwater Public Schools - OES North & South Building
Renovations
5021 / 5005 North Perkins Road
Stillwater, Oklahoma 74075

Prime Contract Potential Change Order #042: NB - Shelter Shroud Change

Table with 4 columns: Field Name, Value, Field Name, Value. Includes fields like TO, FROM, PCO NUMBER/REVISION, CONTRACT, REQUEST RECEIVED FROM, CREATED BY, STATUS, CREATED DATE, REFERENCE, PRIME CONTRACT CHANGE ORDER, FIELD CHANGE, LOCATION, ACCOUNTING METHOD, SCHEDULE IMPACT, PAID IN FULL, EXECUTED, SIGNED CHANGE ORDER RECEIVED DATE, and TOTAL AMOUNT.

POTENTIAL CHANGE ORDER TITLE: NB - Shelter Shroud Change

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

Original shroud value was \$600. New plates cost \$1000 total.

ATTACHMENTS:

Table with 4 columns: #, Budget Code, Description, Amount. Row 1: 1, 05-05005.S STEEL - BASE - MAT / FIVE STAR.Commitment, Furnish steel and epoxy anchors, \$400.00. Grand Total: \$400.00

Brian Thomas (505 Architects LLC)
1631 South Delaware Avenue
Tulsa, Oklahoma 74104

Stillwater Public Schools
314 South Lewis Street
Stillwater, Oklahoma 74074

Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136-1450

Handwritten signature WBD, DATE 10/04/2024, SIGNATURE, DATE

Rob Lamecker, Digitally signed by Rob Lamecker, Dn: cn=US, E=rlamecker@stillwaterschools.com, O=Stillwater Public Schools, OU=Facilities Management, CN=Rob Lamecker, Reason: I am approving this document, Date: 2024.10.07 08:47:01-0500', SIGNATURE, DATE

Shelby ST Lippert, 2024.10.03 15:38:06-05'00', SIGNATURE, DATE



Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136
Phone: (405) 478-3580

Project: 1747 - Stillwater Public Schools - OES North & South Building
Renovations
5021 / 5005 North Perkins Road
Stillwater, Oklahoma 74075

Prime Contract Potential Change Order #043: RFI #065: NB - Chiller Clearance Requirements

Table with contract details including TO: Stillwater Public Schools, FROM: Lippert Bros., Inc., PCO NUMBER/REVISION: 043 / 0, CONTRACT: 1 - OES North & South Building Renovations, REQUEST RECEIVED FROM, CREATED BY: Shelby Lippert, STATUS: Pending - In Review, CREATED DATE: 10/4/2024, REFERENCE, PRIME CONTRACT CHANGE ORDER, FIELD CHANGE: No, LOCATION, ACCOUNTING METHOD: Amount Based, SCHEDULE IMPACT, PAID IN FULL: No, EXECUTED: No, SIGNED CHANGE ORDER RECEIVED DATE, TOTAL AMOUNT: \$1,150.00

POTENTIAL CHANGE ORDER TITLE: RFI #065: NB - Chiller Clearance Requirements

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

ATTACHMENTS:

Table with 4 columns: #, Budget Code, Description, Amount. Row 1: 1, 03-03300.S CONCRETE / GELINO.Commitment, Furnish and install all labor, material, and equipment to excavate, form, reinforce, and pour additional mechanical pads, \$1,150.00. Grand Total: \$1,150.00

Brian Thomas (505 Architects LLC)
1631 South Delaware Avenue
Tulsa, Oklahoma 74104

Stillwater Public Schools
314 South Lewis Street
Stillwater, Oklahoma 74074

Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136-1450

Signature of Brian Thomas, dated 10/09/2024

Digitally signed by Rob Lamecker
Signature of Rob Lamecker

Signature of Shelby Lippert, dated 2024.10.09 11:48:55-05'00'



Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136
Phone: (405) 478-3580

Project: 1747 - Stillwater Public Schools - OES North & South Building
Renovations
5021 / 5005 North Perkins Road
Stillwater, Oklahoma 74075

Prime Contract Potential Change Order #044: RFI #068 - NB - Existing Hot Water Heater

Table with 4 columns: TO, FROM, PCO NUMBER/REVISION, CONTRACT, REQUEST RECEIVED FROM, CREATED BY, STATUS, CREATED DATE, REFERENCE, PRIME CONTRACT CHANGE ORDER, FIELD CHANGE, LOCATION, ACCOUNTING METHOD, SCHEDULE IMPACT, PAID IN FULL, EXECUTED, SIGNED CHANGE ORDER RECEIVED DATE, TOTAL AMOUNT.

POTENTIAL CHANGE ORDER TITLE: RFI #068 - NB - Existing Hot Water Heater

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

Includes reusing the existing hot water heater circuit for power.

ATTACHMENTS:

Table with 4 columns: #, Budget Code, Description, Amount. Includes a Grand Total row.

Brian Thomas (505 Architects LLC)
1631 South Delaware Avenue
Tulsa, Oklahoma 74104

Stillwater Public Schools
314 South Lewis Street
Stillwater, Oklahoma 74074

Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136-1450

Handwritten signature and date 10/30/24
SIGNATURE DATE

Rob Lamecker
Digitally signed by Rob Lamecker
DN: C=US, E=rlamecker@stillwaterschools.com, O=Stillwater Public Schools, OU=Facilities Management, CN=Rob Lamecker
Reason: I am approving this document
Date: 2024.10.30 17:42:54-05'00'
SIGNATURE DATE

Shelby Lippert
2024.10.25 10:00:48-05'00'
SIGNATURE DATE



Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136
Phone: (405) 478-3580

Project: 1747 - Stillwater Public Schools - OES North & South Building
Renovations
5021 / 5005 North Perkins Road
Stillwater, Oklahoma 74075

Prime Contract Potential Change Order #045: RFI #066 - NB - AC #6 Return Air

Table with contract details including TO: Stillwater Public Schools, FROM: Lippert Bros., Inc., PCO NUMBER/REVISION: 045 / 0, CONTRACT: 1 - OES North & South Building Renovations, REQUEST RECEIVED FROM, CREATED BY: Shelby Lippert, STATUS: Pending - In Review, CREATED DATE: 10/17/2024, REFERENCE, PRIME CONTRACT CHANGE ORDER, FIELD CHANGE: No, LOCATION, ACCOUNTING METHOD: Amount Based, SCHEDULE IMPACT, PAID IN FULL: No, EXECUTED: No, SIGNED CHANGE ORDER RECEIVED DATE, TOTAL AMOUNT: \$4,698.76

POTENTIAL CHANGE ORDER TITLE: RFI #066 - NB - AC #6 Return Air

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

ATTACHMENTS:

Table with 4 columns: #, Budget Code, Description, Amount. Row 1: 1, 24-24000.S MECHANICAL / STOLHAND.Commitment, Furnish and install added ductwork per RFI, \$4,698.76. Grand Total: \$4,698.76

Brian Thomas (505 Architects LLC)
1631 South Delaware Avenue
Tulsa, Oklahoma 74104

Stillwater Public Schools
314 South Lewis Street
Stillwater, Oklahoma 74074

Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136-1450

Signature of Brian Thomas, DATE: 10/17/2024

Rob Lamecker, Digitally signed by Rob Lamecker, DN: C=US, E=rlamecker@stillwaterschools.com, O=Stillwater Public Schools, OU=Facilities Management, CN=Rob Lamecker, Reason: I am approving this document, Date: 2024.10.17 15:56:57-0500

Shelby Lippert, 2024.10.17 13:57:12-05'00'



PCO #049

Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136
Phone: (405) 478-3580

Project: 1747 - Stillwater Public Schools - OES North & South Building
Renovations
5021 / 5005 North Perkins Road
Stillwater, Oklahoma 74075

Prime Contract Potential Change Order #049: Reduce CM Contingency #2

TO:	Stillwater Public Schools 314 South Lewis Street Stillwater, Oklahoma 74074	FROM:	Lippert Bros., Inc. PO Box 17450 Oklahoma City, Oklahoma 73136-1450
PCO NUMBER/REVISION:	049 / 0	CONTRACT:	1 - OES North & South Building Renovations
REQUEST RECEIVED FROM:		CREATED BY:	Shelby Lippert (Lippert Bros., Inc.)
STATUS:	Pending - In Review	CREATED DATE:	10/31/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Reduce CM Contingency #2

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

ATTACHMENTS:

#	Budget Code	Description	Amount
1	O Other	Reduce the CM contingency from 5% to 2.5%	\$(34,946.00)
2	O Other	Add to Owner contingency	\$34,946.00
Grand Total:			\$0.00

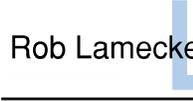
Brian Thomas (505 Architects LLC)
1631 South Delaware Avenue
Tulsa, Oklahoma 74104

Stillwater Public Schools
314 South Lewis Street
Stillwater, Oklahoma 74074

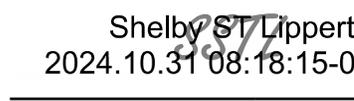
Lippert Bros., Inc.
PO Box 17450
Oklahoma City, Oklahoma 73136-1450


SIGNATURE

10/31/24
DATE


Rob Lamecker
SIGNATURE

Digitally signed by Rob Lamecker
DN: C=US,
E=rlamecker@stillwaterschools.com,
O=Stillwater Public Schools, OU=Facilities
Management, CN=Rob Lamecker
Reason: I am approving this document
Date: 2024.11.01 09:41:05-05'00'
DATE


Shelby Lippert
2024.10.31 08:18:15-05'00'
SIGNATURE DATE