

**SOLANO COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA ITEM**

TO: Members of the Governing Board

**SUBJECT: APPROVAL OF CONTRACT CHANGE ORDER #12 TO
BHM CONSTRUCTION, INC. FOR THE FAIRFIELD
LIBRARY/LEARNING RESOURCE CENTER PROJECT**

REQUESTED ACTION:

Information **OR** Approval
 Consent **OR** Non-Consent

SUMMARY:

Board approval is requested for Change Order #12 to the Contract with BHM Construction, Inc., the general contractor for the Fairfield Library/Learning Resource Center (LLRC) Project. On October 16, 2019 the Board approved a contract with BHM Construction, Inc. (BHM) for the Fairfield LLRC Project.

CONTINUED ON THE NEXT PAGE

STUDENT SUCCESS IMPACT:

- Help our students achieve their educational, professional and personal goals
- Basic skills education
- Workforce development and training
- Transfer-level education
- Other: Provide complete functionality of new LLRC building

<i>Ed. Code:</i>	<i>Board Policy:</i>	<i>Estimated Fiscal Impact: \$658,437.00 State and Measure Q Funds</i>
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SUPERINTENDENT'S RECOMMENDATION: APPROVAL DISAPPROVAL
 NOT REQUIRED TABLE

Lucky Lofton
Executive Bonds Manager

PRESENTER'S NAME

4000 Suisun Valley Road
Fairfield, CA 94534

ADDRESS

(707) 863-7855

TELEPHONE NUMBER

Vice President, Finance and Administration
VICE PRESIDENT APPROVAL

March 26, 2021
**DATE SUBMITTED TO
SUPERINTENDENT-PRESIDENT**

Celia Esposito-Noy, Ed.D.
Superintendent-President

April 7, 2021
**DATE APPROVED BY
SUPERINTENDENT-PRESIDENT**

**SOLANO COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA ITEM**

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**SUBJECT: CONTRACT CHANGE ORDER #12 TO BHM
CONSTRUCTION, INC. FOR THE FAIRFIELD
LIBRARY/LEARNING RESOURCE CENTER PROJECT**

SUMMARY:

CONTINUED FROM THE PREVIOUS PAGE

During the process of construction, RFI (Request for Information) / Submittal review and project inspection, the following issues/changes were noted/required:

- Fire sprinkler emergency generator and associated electrical costs
- Electrical changes required for compliance with elevator manufacturer requisites
- Added cable and cable tray resulting from fire sprinkler conflicts
- Fiber optic infrastructure upgrade/futureproofing requested by IT
- Skylight covering due to inclement weather
- Redesign of aluminum trim to allow for installation of FRP (Fibre-Reinforced Plastic) panels
- Additional steel penetrations due to unforeseen conditions
- Change to bird/bat exclusion material on 1st floor not entirely detailed
- Louvers and attachments not detailed or shown properly in drawings
- Owner requested walkway to Building 700
- Additional backing strap at roof parapet required due to unforeseen conditions
- Change to bird/bat exclusion material on 2nd floor not entirely detailed
- Condensate drain lines not shown in drawings
- Wall framing not shown in drawings
- Drift joint sealant not detailed in drawings
- Additional welding and steel due to unforeseen conditions during installation of windows and fire sprinkler at the skylight
- Addition of dutch door to IT office at owner's request
- Added elevator steel frame to meet elevator manufacturer requirements
- Additional sprinkler head required to meet code
- Additional grinding/welding/steel for rooftop HVAC units not detailed in drawings
- Additional framing/reinforcement for skylight per DSA (Division of State Architect) requirements
- Lighting fixtures not shown in drawings
- Additional electrical outlet at circulation desk at owner's request

BHM's Change Order Request includes all costs of both time and material of the aforementioned changes.

Following is a summary of the Contract:

\$30,279,100.00	Original Contract Amount
\$685,944.00	Previously Approved Change Orders (11)
\$658,437.00	Proposed Change Order #12
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\$31,623,481.00	NEW Contract Amount, Including Change Order #12

The Board is asked to approve this Change Order #12 to BHM Construction in the amount of \$658,437.00 resulting in a new contract amount of \$31,623,481.00.

The agreement is available online at: <http://www.solano.edu/measureq/planning.php>



SOLANO SWINERTON
COMMUNITY COLLEGE MANAGEMENT & CONSULTING

Change Order

Solano Community College District
4000 Suisun Valley Road
Fairfield, CA 94534
Tel: 707-864-7189 Fax: 707-207-0423

Change Order # 12
Project Number: 19-009
Date: 7-Apr-21

DSA File No.: 48-C1
DSA App. No.: 02-116761

Project: Solano Community College District
Library Learning Resource Center (LLRC) Project
Fairfield Campus

Construction Manager:
Swinerton Management and Consulting
260 Townsend Street
San Francisco, CA 94107

To: BHM Construction, Inc.
221 Gateway Road W, Ste. 405
Napa, CA 94558

The Contract is Changed as Follows:

PCO No.

41d.1	Fire sprinkler emergency generator and associated electrical costs	\$271,536.00
60.3	Electrical changes required for compliance with elevator manufacturer requisites	\$38,710.00
70.2	Added cable and cable tray resulting from fire sprinkler conflicts	\$40,325.00
72.1	Fiber optic infrastructure upgrade/future-proofing requested by IT	\$115,609.00
73.1	Skylight covering due to inclement weather	\$7,772.00
84	Redesign of aluminum trim to allow for installation of FRP panels	\$11,138.00
85	Additional steel penetrations due to unforeseen conditions	\$1,923.00
87	Change to Bird/bat exclusion material on 1st floor not entirely detailed	\$44,570.00
90	Louvers and attachments not detailed or shown properly in drawings	\$2,388.00
91	Owner requested walkway to Bldg 700	\$17,878.00
93	Additional backing strap at roof parapet required due to unforeseen conditions	\$14,606.00
95.1	Change to Bird/bat exclusion material on 2nd floor not entirely detailed	\$23,548.00
99	Condensate drain lines not shown in drawings	\$10,791.00
102	Wall framing not shown in drawings	\$1,281.00
112	Drift joint sealant not detailed in drawings	\$2,072.00
113	Additional welding and steel due to unforeseen conditions during installation of windows and fire sprinkler at the skylight	\$9,221.00
116	Addition of dutch door to IT office at owner's request	\$678.00

118	Added elevator steel frame to meet elevator manufacturer requirements		\$4,902.00
119	Additional sprinkler head required to meet code		\$600.00
120	Additional grinding/welding/steel for rooftop HVAC units not detailed in drawings		\$2,143.00
121	Additional framing/reinforcement for skylight per DSA requirements		\$31,216.00
123	Lighting fixtures not shown in drawings		\$4,037.00
124	Additional electrical outlet at circulation desk at owners request		\$1,493.00
TOTAL COST OF CHANGE ORDER		Add	\$658,437.00
FINAL CHANGE ORDER AMOUNT:		Deduct	\$0.00
			\$658,437.00

Original Contract Sum:	\$ 30,279,100.00
Total Change By Previous Change Order:	\$ 685,944.00
Contract Sum Prior to This Change Order:	\$ 30,965,044.00
Original Contract Sum will be Increased by This Change Order:	\$658,437.00
The New Contract Sum Including This Change Order Will Be:	\$ 31,623,481.00
The New Contract Completion Date Will Be:	
Contract Time Will Be Unchanged by This Change Order:	X
The Date Of Substantial Completion As Of This Change Order Is:	4/30/2021

CM: _____
Swinerton Management and Consulting
260 Townsend St dreet
San Francisco, CA 94107

Date: _____

ARCHITECT: _____
Noll & Tam Architects
729 Heinz Avenue #7
Berkeley, CA 94710

Date: _____

CONTRACTOR: _____
BHM Construction, Inc.
221 Gateway Road W, Ste. 405
Napa, CA 94588

Date: _____

OWNER: _____
Lucky Lofton
Executive Bonds Manager
Solano Community College District

Date: _____