

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

TO: **Members of the Governing Board**

SUBJECT: **APPROVAL OF CONTRACT CHANGE ORDER #18 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 #18 to the contract with BHM Construction, Inc. (BHM), the general contractor for the Fairfield Library/Learning Resource Center (LLRC) Project. On October 16, 2019 the Board approved a contract with 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: \$215,604.00 State/Measure Q/CARES 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

Susan Wheet
V.P., Finance & Administration

VICE PRESIDENT APPROVAL

November 19, 2021

**DATE SUBMITTED TO
SUPERINTENDENT-PRESIDENT**

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

December 1, 2021
**DATE APPROVED BY
SUPERINTENDENT-PRESIDENT**

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

TO: Members of the Governing Board

**SUBJECT: CONTRACT CHANGE ORDER #18 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:

- Additional drywall for previous changes to in-wall box locations.
- Concrete material and labor escalation costs due to COVID-19 project delays.
- IOR (Inspector) requested additional sprinklers added below ducts/cable tray for code compliance.
- Additional sealant required due to color in the field not matching submittal sample.
- Cost to expedite substitute aluminum for interior storefront due to COVID-19 delays.
- Revision of perimeter soffits due to field conflicts with restraint brace frames.
- Additional thermafusers and controls in TV Studio.
- Owner-requested TV Studio control room glass soundproofing upgrade.
- Relocate fire alarm and lighting control boxes due to wall talker conflicts.
- Add mechanical grilles not detailed in drawings.
- Additional manufacturer and code required fire caulking for elevator shaft.
- Additional exterior storefront flashing/bat-proofing not detailed in drawings.
- Code required added seismic duct bracing.
- Replacement exterior sprinkler trim to match surrounding panels.
- Drywall repair required following storefront water testing.
- Water heater access panel not specified in drawings.
- Additional framing and drywall for drift joints not sufficiently detailed in drawings.
- Door closers not detailed in drawings.
- Relocate power outlets in 2nd floor IDF insufficiently detailed in drawings.
- Reconfigure/reposition lighting due to seismic requirements.

BHM Construction, Inc's Change Order Request includes all costs of both time and materials of the aforementioned changes.

Following is a summary of the Contract:

\$30,279,100.00	Original Contract Amount
\$2,451,729.02	Previously Approved Change Orders (17)
<u>\$215,604.00</u>	Proposed Change Order #18
\$32,946,433.02	NEW Contract Amount, Including Change Order #18

The Board is asked to approve this Change Order #18 to BHM Construction, Inc. in the amount of \$215,604.00 resulting in a new contract amount of \$32,946,433.02.

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 # 18
Project Number: 19-009
Date: 1-Dec-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:

<u>PCO No.</u>		
162.1	Additional drywall for previous changes to in-wall box locations	\$4,625.00
163	Concrete material and labor escalation costs due to COVID project delays	\$21,209.00
169.3	IOR Requested additional sprinklers added below ducts/cable tray for code compliance	\$72,371.00
176	Additional sealant required due to color in the field not matching submittal sample	\$3,586.00
177b.1	Cost to expedite substitute aluminum for interior storefront due to COVID delays	\$5,386.00
179	Revision of perimeter soffits due to field conflicts with BRB frames	\$21,487.00
181.1	Additional thermafusers and controls not detailed in drawings	\$6,598.00
183	Owner requested TV Studio control room glass soundproofing upgrade	\$11,294.00
184	Relocate fire alarm and lighting control boxes due to wall talker conflicts	\$4,815.00
185	Add mechanical grilles not detailed in drawings	\$1,025.00
186	Additional manufacturer and code required fire caulking for elevator shaft	\$5,466.00
187	Additional exterior storefront flashing/bat proofing not detailed in drawings	\$15,478.00
189	Code required added seismic duct bracing	\$19,147.00
190	Replacement exterior sprinkler trim to match surrounding panels	\$803.00
191	Drywall repair required following storefront water testing	\$1,407.00
192	Water heater access panel not specified in drawings	\$865.00
193.1	Additional framing and drywal for drift joints not sufficiently detailed in drawings	\$12,957.00
194	Door closers not detailed in drawings	\$1,652.00

195 Relocate power outlets in 2nd floor IDF insufficiently detailed in drawings

\$2,501.00

196 Reconfigure/reposition lighting due to seismic requirements

\$2,932.00

TOTAL COST OF CHANGE ORDER

Add \$215,604.00

Deduct \$0.00

FINAL CHANGE ORDER AMOUNT:

\$215,604.00

Original Contract Sum:	\$ 30,279,100.00
Total Change By Previous Change Order:	\$ 2,451,729.02
Contract Sum Prior to This Change Order:	\$ 32,730,829.02
Original Contract Sum will be Increased by This Change Order:	\$215,604.00
The New Contract Sum Including This Change Order Will Be:	\$ 32,946,433.02
The New Contract Completion Date Will Be:	7/11/2022
Contract Time Will Be Unchanged by This Change Order:	X
The Date Of Substantial Completion As Of This Change Order Is:	1/18/2022

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: _____