

SOLANO COMMUNITY COLLEGE DISTRICT  
GOVERNING BOARD AGENDA ITEM

TO: Members of the Governing Board

SUBJECT: CHANGE ORDER #1 TO MURRAY BUILDING, INC. FOR  
THE CAMPUS-WIDE INTERIOR REFRESH (PHASE 1)  
PROJECT

**REQUESTED ACTION:**

☐ Information OR ☒ Approval  
☐ Consent OR ☒ Non-Consent

**SUMMARY:**

Board approval is requested for Change Order #1 to Murray Building, Inc., for the Campus-Wide Interior Refresh (Phase 1) Project. On May 15, 2024, the Board approved an agreement with Murray Building, Inc. for the Fairfield Campus-Wide Interior Refresh (Phase 1) 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 infrastructure that supports classrooms or related College facilities

*Ed. Code: NA Board Policy: NA Estimated Fiscal Impact: \$54,379.24 Measure Q Funds*

**SUPERINTENDENT'S RECOMMENDATION:**

☒ APPROVAL ☐ DISAPPROVAL  
☐ NOT REQUIRED ☐ TABLE

Lucky Lofton  
V.P., Facilities and Executive Bonds Manager

**PRESENTER'S NAME**

4000 Suisun Valley Road  
Fairfield, CA 94534

**ADDRESS**

(707) 863-7855

**TELEPHONE NUMBER**

Lucky Lofton  
V.P., Facilities and Executive Bonds Manager

**VICE PRESIDENT APPROVAL**

July 29, 2024

**DATE SUBMITTED TO  
SUPERINTENDENT-PRESIDENT**

Kellie Sims Butler, Ph.D.  
Superintendent-President

August 7, 2024

**DATE APPROVED BY  
SUPERINTENDENT-PRESIDENT**

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

**TO: Members of the Governing Board**

**SUBJECT: CHANGE ORDER #1 TO MURRAY BUILDING, INC. FOR  
THE CAMPUS-WIDE INTERIOR REFRESH (PHASE 1)  
PROJECT**

---

**SUMMARY:**  
*CONTINUED FROM THE PREVIOUS PAGE*

During the process of construction and RFI (Request for Information)/Submittal review, the following changes needed to be made:

- COR 004: During demolition of the concrete slab in Building 700 restrooms, it was discovered that the thickness of the slab was twice as thick as what was shown in the contract documents. This required additional demolition, disposal, and grading preparation.
- COR 006: The subgrade moisture content was above the acceptable amount for the parking lot sitework. The Contractor was instructed to over-excavate, add Geo Fabric, and the asphalt layer was increased to a 5" thickness in order to correct the issue.
- COR 008: The framing in restrooms 1519 and 1520 at the plumbing chase were discovered to be incompatible with the proposed ceiling framing. A revised ceiling framing plan was provided by the Design Team in order to correct the issue.
- COR 010: The existing door framing at restroom 738 was not sized correctly to allow for an accessible 3'-0" door. The door rough opening needed to be re-framed in order to accommodate the proper door dimension.
- COR 011.1: The existing main plumbing trunk line in rooms 1519 and 1520 needed to be relocated. The existing line was in a location that put it outside of the newly relocated walls. The existing plumbing needed to be removed back to the existing 2" cold water drop. A new shutoff valve and a 2" water line needed to be provided for the updated fixtures.
- COR 015: Duct work in Room 737 conflicted with the location of the intended light fixture. The specified light fixture needed to be substituted for a compatible light fixture in order to accommodate the interfering mechanical system.

Murray Building, Inc.'s Change Order #1 request includes all the costs of both time and materials for the above listed items.

Following is a summary of the contract and impact of Change Order #1 if approved:

Original Contract Sum	\$ 895,000.00
Approved Change Orders	\$ 0.00
<i>Proposed Change Order #1</i>	<i>\$ 54,379.24</i>
<i>Proposed New Contract Amount</i>	<i>\$ 949,379.24</i>

The Board is asked to approve Change Order #1 to Murray Building Inc., in the amount of \$54,379.24. This document is available online at: <https://welcome.solano.edu/measureq/approved-contracts/>



# Change Order

---

**Solano Community College District**

4000 Suisun Valley Road  
Fairfield, CA 94534  
Tel: 707-864-7189 Fax: 707-646-7710

**KITCHELL CEM**

4000 Suisun Valley Road, Building 1102  
Fairfield, CA 94534

**Change Order #** 001

**Project No.:** 25-003

**Date:** 8/7/2024

**DSA File No.:** 48-C1

**DSA App. No.:** 02-122103

**Project:** Solano Community College District  
Fairfield Campus  
Campus-Wide Interior Refresh (Phase 1)

**Aedis Architects**  
333 W Santa Clara Street, Suite 900  
San Jose, California, 95113

**To:** Murray Building, Inc.  
P.O. Box 2201  
Sonoma, CA 95476

---

**The Contract is Changed as Follows:**

---

**COR No.**

- 004 Upon demolition of the concrete in Building 700 restrooms, it was discovered that the thickness of the slab was twice as thick as what was shown on the plans. This required additional demolition and grading preparation.

\$8,703.23

- 006 The subgrade moisture content was above the acceptable amount. The solution to over-excavate to 18" and re-compact the base material resulted in another unsuccessful test. Geo Fabric was added and the AC layer was increased to 5" thickness in order to correct the issue.

\$25,884.62

- 008 The framing in restrooms 1519 and 1520 at the plumbing chase were discovered to be incompatible with the proposed ceiling framing. A revised ceiling framing plan was provided by the Design team in order to correct the issue.

\$6,002.92

- 010 The framing for the door in restroom 738 was not sized correctly to allow for an accessible 3-0 door. The door rough opening needed to be re-framed in order to accommodate the proper door.

\$3,528.96

- 011.1 The existing main plumbing trunk line in rooms 1519 and 1520 needed to be relocated. The existing line was in a location that put it outside of the newly relocated walls. The existing plumbing needed to be removed back to the existing 2" cold water drop. A new shutoff valve and 2" line needed to be provided for the updated fixtures.

\$9,109.49

015      Duct work in Room 737 impeded on the location of the intended light fixture. A modification to the type of light fixture needed to happen in order to accommodate the interfering mechanical system.

\$1,150.02
------------

<b>TOTAL COST OF CHANGE ORDER</b>	<b>ADD</b>	\$54,379.24
	<b>DEDUCT</b>	\$0
<b>FINAL CHANGE ORDER AMOUNT</b>		<b>\$54,379.24</b>

---

Original Contract Sum:	\$	895,000.00
Total change By Previous Change Orders:	\$	-
Contract Sum Prior to This Change Order:	\$	895,000.00
Original Contract Sum will be Increased by This Change Order:		\$54,379.24
<b>The New Contract Sum Including This Change Order Will Be:</b>	<b>\$</b>	<b>949,379.24</b>
<b>The New Contract Completion Date Will Be:</b>		<b>9-Aug-24</b>
Contract Time Will be Changed by This Change Order:		0 Days
The Current Contract Completion Date is:		9-Aug-24

The undersigned Contractor approved the foregoing as to the changes, if any, to the Contract Price specified for each item, and as to the extension of time allowed, if any, for completion of the entire work as stated therein, and agrees to furnish all labor, materials and services and perform all work necessary to complete any additional work specified for the consideration stated therein. Submission of sums which have no basis in fact or which Contractor knows are false are at the sole risk of Contractor and may be a violation of the False Claims Act set forth under Government Code section 12650 et seq.

This change order is subject to approval by the governing board of this District and must be signed by the District. Until such time as this change order is approved by the District's governing board and executed by a duly authorized District representative, this change order is not effective and not binding.

It is expressly understood that the compensation and time, if any, granted herein represent a full accord and satisfaction for any and all time and cost impacts of the items herein, and Contractor waives any and all further compensation or time extension based on the items herein. The value of the extra work or changes expressly includes any and all of the Contractor's costs and expenses, and its subcontractors, both direct and indirect, resulting from additional time required on the project or resulting from delay to the project including without limitation, cumulative impacts. Any costs, expenses, damages or time extensions not included are deemed waived.

**PROJECT  
MANAGER**

\_\_\_\_\_  
 Andrew Gleeson  
 Kitchell  
 4000 Suisun Valley Road  
 Fairfield, CA 94534

Date: \_\_\_\_\_

**DESIGN TEAM**

\_\_\_\_\_  
 Scott Burnham  
 Aedis Architects  
 333 West Santa Clara Street, Suite 900  
 San Jose, California, 95113

Date: \_\_\_\_\_

**DSA PROJECT  
INSPECTOR**

\_\_\_\_\_  
 Cameron Donahue  
 TYR, Inc.  
 18672 Florida St., Suite 302-D  
 Huntington Beach, CA 92648

Date: \_\_\_\_\_

**CONTRACTOR**

\_\_\_\_\_  
 Scott Murray  
 Murray Building, Inc.  
 P.O. Box 2201  
 Sonoma, CA 95476

Date: \_\_\_\_\_

**OWNER**

\_\_\_\_\_  
 Lucky Lofton  
 V.P., Facilities and Executive Bonds Manager  
 Solano Community College District

Date: \_\_\_\_\_