

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

**TO:** Members of the Governing Board

**SUBJECT:** CHANGE ORDER #3 TO DMR BUILDERS FOR THE  
BUILDING 300 MODERNIZATION PROJECT

**REQUESTED ACTION:**

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

**SUMMARY:**

Board approval is requested for Change Order No. 3 to DMR Builders, for the Building 300 Modernization Project. On April 3, 2024, the Board approved an agreement with DMR Builders for the Building 300 Modernization 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: \$141,300.46 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**

March 21, 2025

**DATE SUBMITTED TO  
SUPERINTENDENT-PRESIDENT**

**Kellie Sims Butler, Ph.D.**  
Superintendent-President

April 2, 2025

**DATE APPROVED BY  
SUPERINTENDENT-PRESIDENT**

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

**TO: Members of the Governing Board**

**SUBJECT: CHANGE ORDER #3 TO DMR BUILDERS FOR THE  
BUILDING 300 MODERNIZATION 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 032: The majority of the flooring in the offices as well as the adjacent hallway was in very poor condition. This, along with the addition of new flooring in the Lobby Area (Room 309) led to a decision to replace the flooring in these areas as well.
- COR 033: Upon demolition and removal of the metal cabinets in Room 301, there was a large section of flooring that was missing. This required new flooring and rubber base to be installed. This work also includes some patching and repairing of small areas of flooring as well as rubber base in Rooms 302 & 315.
- COR 034: It was discovered that a large portion of the reheat coil valves were not functioning properly, and many were leaking. The contractor recommended replacing all the valves in the building as these could also lead to future leaks.
- COR 035: Two of the water closets in restroom 311 needed to be replaced in order to comply with ADA requirements.
- COR 036.2: After award of the project, it was discovered that the specified Fire Alarm Control Panel (FACP) was discontinued. This required moving to a new model. This cost is for the additional programming and testing associated with this panel installation.
- OA: Return of unused Owner's Allowance funds to the District.

DMR Builders Change Order No. 3 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 No. 3 if approved:

Original Contract Sum	\$ 2,018,132.00
Approved Change Order #1	\$ 96,609.30
Approved Change Order #2	\$ 21,767.24
<u>Proposed Change Order #3</u>	<u>\$ 141,300.46</u>
<i>Proposed New Contract Amount</i>	<i>\$ 2,277,809.00</i>

The Board is asked to approve Change Order No. 3 to DMR Builders in the amount of \$141,300.46 and to approve the time extension as reflected in the Change Order.

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 #**      **003**

Project No.:      23-010

Date:      4/2/2025

DSA File No.:      48-C1

DSA App. No.:      02-120607

**Project:**      **Solano Community College District**  
Fairfield Campus  
**Building 300 Modernization Project**

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

**To:**      **DMR Builders**  
2725 Guerneville Rd.  
Santa Rosa, CA 95401

---

**The Contract is Changed as Follows:**

---

**COR No.**

- 032      The condition of the flooring in the majority of the offices as well as the adjacent hallway in the building was very poor. This, along with the addition of new flooring in the Lobby Area (Room 309) led to a decision to replace the flooring in these areas as well.

\$42,950.61

- 033      Upon demolition and removal of the metal cabinets in Room 301, there was a large section of flooring that was missing. This required new flooring and rubber base to be installed. This work also includes some patching and repairing of small areas of flooring as well as rubber base in Rooms 302 & 315.

\$6,065.73

- 034      Upon replacement of the pneumatic actuators throughout the building, it was discovered that a large portion of the reheat coil valves were not functioning properly. In addition, many were leaking. The contractor recommended replacing all the valves in the building as these would lead to future leaks.

\$40,479.51

- 035      Two of the water closets in restroom 311 needed to be replaced in order to comply with ADA requirements.

\$2,314.29

- 036.2      After the project was awarded, it was discovered that an alternate Fire Alarm Control Panel (FACP) needed to be installed in Building 300. This change was necessary due to the original FACP model being discontinued. This cost is for the additional programming and testing associated with this panel installation.

\$49,877.08

OA Returning unused Owner's Allowance funds to the District.

(\$386.76)

**TOTAL COST OF CHANGE ORDER**

**ADD** \$141,300.46

**DEDUCT** **\$0**

**FINAL CHANGE ORDER AMOUNT**

**\$141,300.46**

Original Contract Sum:	\$ 2,018,132.00
Total change By Previous Change Orders:	\$ 118,376.54
Contract Sum Prior to This Change Order:	\$ 2,136,508.54
Original Contract Sum will be Increased by This Change Order:	\$141,300.46
<b>The New Contract Sum Including This Change Order Will Be:</b>	<b>\$ 2,277,809.00</b>
<b>The New Contract Completion Date Will Be:</b>	<b>16-Apr-25</b>
Contract Time Will be Changed by This Change Order:	47 Days
The Current Contract Completion Date is:	28-Feb-25

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**

\_\_\_\_\_  
 Don Dumford  
 Optima Inspections Inc.  
 622 Paradise Court  
 Fairfield, CA 94533

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

**CONTRACTOR**

\_\_\_\_\_  
 Katja DaSilva  
 DMR Builders  
 2725 Guerneville Rd.  
 Santa Rosa, CA 95113

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

**OWNER**

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

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