

AGENDA ITEM 13.(i)
MEETING January 21, 2026
DATE

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

TO: Members of the Governing Board

**SUBJECT: CHANGE ORDER #4 TO EF BRETT & COMPANY, INC.
FOR CONSTRUCTION SERVICES FOR FAIRFIELD
CAMPUS BUILDING 1600 MODERNIZATON PROJECT**

REQUESTED ACTION:

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

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SUMMARY:

Board approval is requested for Change Order #4 to the contract with EF Brett & Company, Inc., the general contractor for the Building 1600 Modernization Project. On January 15, 2025, the Board approved a contract with EF Brett & Company, Inc. for the above-mentioned project.

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STUDENT SUCCESS IMPACT:

- ☐ Help our students achieve their educational, professional and personal goals
☐ Basic skills education
☐ Workforce development and training
☐ Transfer-level education
☒ Other: Renovating existing instructional space and equipment.

Ed. Code: N/A Board Policy: N/A Estimated Fiscal Impact: \$98,257.00 Measure Q Funds

SUPERINTENDENT'S RECOMMENDATION:

☒ APPROVAL ☐ DISAPPROVAL
☐ NOT REQUIRED ☐ TABLE

Susan Wheet
Vice President, Finance & Administration

PRESENTER'S NAME

4000 Suisun Valley Road
Fairfield, CA 94534

ADDRESS

(707) 864-7209

TELEPHONE NUMBER

Susan Wheet
Vice President, Finance & Administration

VICE PRESIDENT APPROVAL

January 9, 2026

**DATE SUBMITTED TO
SUPERINTENDENT-PRESIDENT**

Kellie Sims Butler, Ph.D.
Superintendent-President

January 21, 2026

**DATE APPROVED BY
SUPERINTENDENT-PRESIDENT**

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SUMMARY:

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

- Miscellaneous Electrical RFIs (COR 31r1): The following RFIs lead to additional costs. RFI 96, required the purchase of an additional fixture for the main lobby. This fixture was not listed in the contract documents. RFI 107 required the addition of power to sixteen FSD locations, these were not shown on the contract drawings. RFI 109 required the addition of an outlet for a dryer, this was not noted on the contract drawings, and RFI 125 required the addition of outlets in the ceiling of the classrooms for projectors.
- Slope Existing Floor to New Shampoo Drains (COR 36): The existing floor in the Shampoo Room (1605) needed to be sloped to the new floor drain locations. This was an unforeseen condition.
- New Exterior Canopy Gutter Blocking (COR 37): The Contractor needed to install additional blocking at the new building canopy to accommodate the new gutter system. This was a requirement from the manufacturer that was unknown at the time of the design.
- T-Bar Ceiling Additional Blocking (COR 38): Per RFI response 128 and CCD 009, Contractor needed to install additional blocking not shown in the design documents to support the new t-bar ceiling system. This was an unforeseen condition.
- Top-of-Wall Bracing at Existing Walls (COR 39): Contractor needed to install additional bracing at the top of the existing walls that was noted on the original as-builts but not installed. This was an unforeseen condition.
- Existing Concrete Slab Floor Prep (COR 40): The existing concrete slab in the building is in poor condition and has received multiple layers of leveling compound throughout the life of the building. In order to install the new flooring, existing layers of loose leveling compound need to be removed, high floor levels need to be ground down, and low levels need to be filled and leveled. Additionally, moisture was rising through the slab and those areas needed to receive a layer of waterproofing membrane. In order to minimize overall costs to the District, a non-warranty option was selected where the installation is only receiving warranty in select areas. This was an unforeseen condition.

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SUMMARY:

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- Hydronic Piping Insulation Work (COR 41); Contractor needed to install new insulation on hydronic piping throughout the building where it was either missing or damaged prior to construction. This was an unforeseen condition.
- Existing Door Threshold Replacement (COR 42): Per RFI response 133, the existing thresholds at the single door entrances needed to be replaced due to sloping. A new 10” wide threshold needed to be installed to span the uneven existing flooring and existing perimeter footing. This was an unforeseen condition.

E. Brett & Company, Inc.’s Change Order #4 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 the Change Order if approved:

\$ 6,660,000.00	Original Contract Amount
\$ 727,143.00	Prior Approved Change Orders
<u>\$ 98,257.00</u>	<i>Proposed Change Order #4</i>
<u>\$ 7,485,400.00</u>	<i>Proposed New Contract Amount</i>

The Board is asked to approve Change Order #4 to EF Brett & Company, Inc. in the amount of \$98,257.00

This document is available online at: <https://solano.edu/measureq/approved-contracts.php>