



Agenda Item Details

Meeting	Jul 21, 2026 - WVMCCD Board of Trustees Regular Meeting
Category	11. Facilities Development & Operations
Subject	11.1 CONSIDER APPROVAL OF THE CONTRACT INCREASE WITH HENSEL PHELPS CONSTRUCTION COMPANY FOR THE EARTHWORK, SITE UTILITIES, AND CONCRETE FOR THE PHYSICAL EDUCATION/Wellness Center Project AT WEST VALLEY COLLEGE - Recommendation: The Board of Trustees amend the existing agreement with Hensel Phelps Construction Company to incorporate an increase of \$16,860,487.00 for the earthwork, site utilities, and site concrete as part of Guaranteed Maximum Price (GMP) for the West Valley College Physical Education/Wellness Center Project.
Type	Action (Consent)
Recommended Action	The Board of Trustees amend the existing agreement with Hensel Phelps Construction Company to incorporate an increase of \$16,860,487.00 for the earthwork, site utilities, and site concrete as part of Guaranteed Maximum Price (GMP) for the West Valley College Physical Education/Wellness Center Project.

Prepared By: Travis Van't Hul

Reviewed By: Terrance DeGray

Approved By: Bradley Davis

Funding Source/Fiscal Impact

Funding for this contract comes from the Measure W Bond Program and Capital Improvement Funds.

Reference(s)

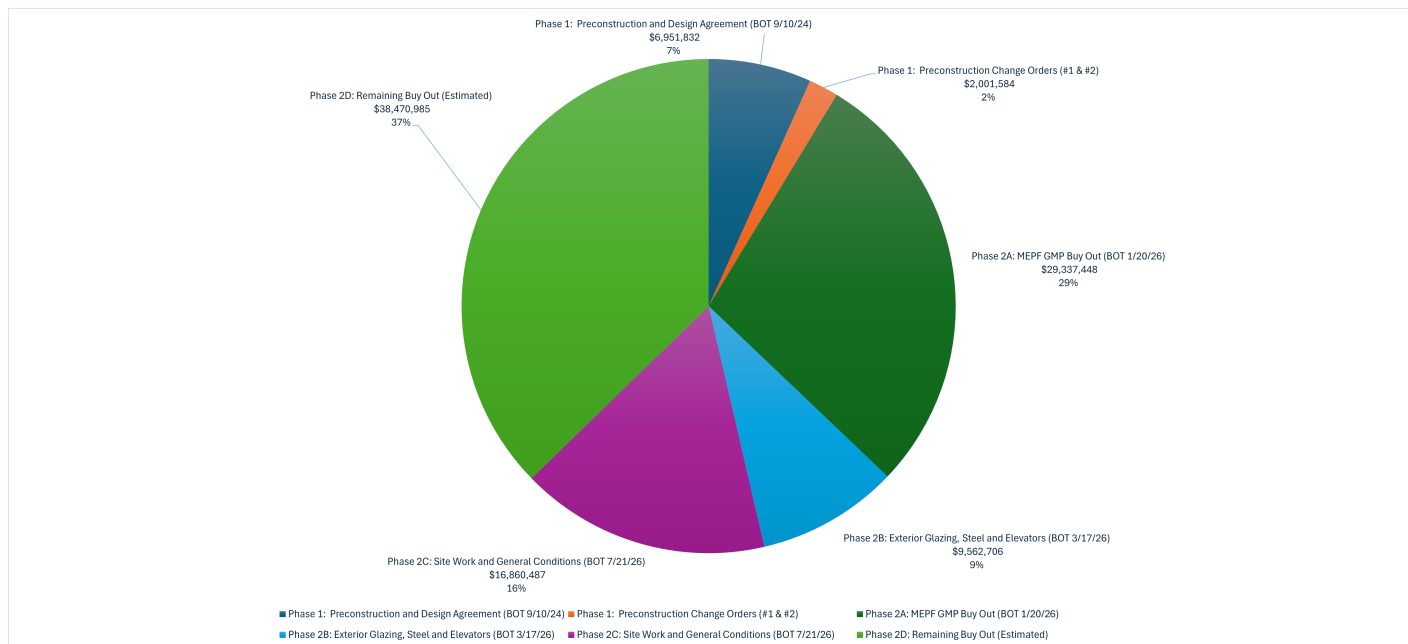
This item is associated with the implementation of the WVC Facilities Master Plan, the WVMCCD 5-Year Construction Plan, and the Measure W Bond Program.

This project uses a progressive design-build delivery method, which allows key construction trade packages to be competitively procured and incorporated into the project in phases as the project advances. The selected trade partners will work collaboratively with Hensel Phelps and Cannon Design during both the design and construction phases of the project. Their involvement will support design coordination, constructability reviews, identification of cost-saving opportunities, and coordinated three-dimensional Building Information Modeling (BIM). This approach minimizes construction-phase issues and results in time and cost savings for the district.

Background/Alternatives

On September 10, 2024, the Board approved the award of a design-build contract to Hensel Phelps Construction Co. in the amount of \$6,951,832.00 for the West Valley College Physical Education / Wellness Center Project. On October 10, 2024, the district entered into a design-build pre-construction services agreement, which establishes the terms and conditions for the Design Build Entity's ("DBE") design professional services. These services include programmatic design, development of construction documents, and submission to the Division of State Architect (DSA).

On January 20, 2026, the board authorized the formal incorporation of the mechanical, electrical, plumbing, and fire protection (MEPF) Guaranteed Maximum Price (GMP) into the contract in the amount of \$29,337,448.00. On March 17, 2026, the board authorized the formal incorporation of elevator, steel, and exterior glazing GMP into the contract in the amount of \$9,562,706.00. To date, 47% of the project's final GMP has been approved as shown in the pie chart below.



In preparation for the start of construction activities, the district collaborated with Hensel Phelps on the competitive procurement of trades for earthwork, site utilities, and site concrete. These trades will continue to support Hensel Phelps and Cannon Design with design coordination and construction services. Additionally, the district has reviewed the general conditions, bonds, and fees for Hensel Phelps, which cover on-site supervision and administration, safety protocols, temporary facilities, building and site clean-up, inspection and quality control, general equipment for all construction activities for the full duration of the project, as well as construction administration support services provided by the Architect of Record.

The earthwork, site utilities, site concrete, general conditions, and construction administration support services Guaranteed Maximum Price (GMP) buyout represents approximately 16% of the project's final GMP project's final GMP, bringing the total approved GMP to approximately 63% of the project's budget.

Board approval is requested to authorize the formal incorporation of the earthwork, site utilities, site concrete, general conditions, and construction administration services Guaranteed Maximum Price (GMP) scope into the contract.

This action will allow the project to proceed with both design and construction work while maintaining alignment with the approved project budget.

Coordination

This effort was coordinated with the vice chancellor of facilities development and operations, the general services department, the executive director of facilities construction, the associate vice chancellor of intercollegiate athletics, Kitchell CEM, and Hensel Phelps.

Follow-up/Outcome

Upon Board approval, the district will execute an amended agreement, increasing the contract by \$16,860,487.00.

[Pages from PCO 027 029 033 070 - GMP 3 Funding_R2.pdf \(106 KB\)](#)

[11.1 Pie Chart.png \(267 KB\)](#)