

**AMENDMENT NO. 1 TO AGREEMENT
BETWEEN DISTRICT AND DESIGN-BUILDER**

James Monroe Elementary School TK Classroom Building Project

As contemplated by that certain Agreement dated June 11, 2025, by and between the Santa Rosa Elementary School District (“District”) and Arntz Builders, Inc. (“Design-Builder”), for the TK Classroom Building Project at James Monroe Elementary School (the “Project”), the District and the Design-Builder wish to amend the Agreement as follows:

RECITALS

WHEREAS, the District and the Design-Builder entered into an Agreement dated June 11, 2025, for the provision of design-build services for the construction of TK Classroom Buildings at James Monroe Elementary School; and

WHEREAS, Article 4 of the Agreement provided for payment of Design Services and Preconstruction Allowances, with the intent that the Parties would amend the Agreement upon completion of design services to establish the Construction Price; and

WHEREAS, the Design-Builder has completed design services for the James Monroe Elementary School TK Classroom Building and submitted a Guaranteed Maximum Price (“GMP”) Proposal dated September 25, 2025, which has been reviewed and found acceptable by the District; and

WHEREAS, the Parties desire to amend the Agreement to incorporate the GMP and establish the Construction Price in accordance with the terms of the Contract Documents.

NOW, THEREFORE, the District and Design-Builder agree as follows:

1. Contract Sum

The Contract Sum as defined in Article 4 of the Agreement is hereby amended to establish the Contract Sum in the amount of **Twelve Million Four Hundred Seventy-Four Thousand Four Hundred Thirty-Six Dollars and Twenty-One Cents (\$12,474,436.21)**, as set forth in the GMP Proposal dated September 25, 2025, attached hereto as **Exhibit A** and incorporated herein by reference.

2. Work Requirements

The “Work” required by this Amendment No. 1 shall include all labor, materials, equipment, taxes, insurance, bonds, overhead, profit, and costs necessary for completion of the Project in accordance with the District-approved Construction Documents, as incorporated into **Exhibit A**.

3. Contract Time

The Contract Time shall remain as defined in Article 5 of the Agreement. The Notice to

Proceed will be issued following Division of the State Architect (DSA) approval. Substantial Completion dates will be established in accordance with the Notice to Proceed.

4. Effect of Amendment

All other provisions of the Agreement shall remain in full force and effect and are hereby reaffirmed. If there is any conflict between this Amendment No. 1 and any provision of the Agreement or any prior amendment thereto, the provisions of this Amendment No. 1 shall control.

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 1 to the Alternate Design-Build Agreement to be executed by their respective officers who are duly authorized, as of the Effective Date.

ACCEPTED AND AGREED on the date indicated below:

DESIGN-BUILDER:

Arntz Builders, Inc.

By: _____

JP Van Zee
Vice President

Date: _____

OWNER:

Santa Rosa Elementary School District

By: _____

Lisa August
Interim Superintendent

Date: _____

EXHIBIT A

Guaranteed Maximum Price

James Monroe ES TK Design Build

Project Lead: Bid ABI (bid@arntzbuilders.com)

Project Location: 2567 Marlow Road, Santa Rosa, CA 95403, United States of America

Bid Packages

Number	Name	Lead	Bids Due	Companies	Viewed	Bidding	Bids Soft Awarded	Company	Forecast
A3	Grading & Paving	Bid ABI	9/18/2025	7	7	4	4	Argonaut Constructors	\$1,203,139.00
A4	Underground Utilities	Bid ABI	9/18/2025	6	5	4			In A3
A5	Site Concrete	Bid ABI	9/18/2025	4	3	3			In A6
A6	Structural Concrete	Bid ABI	9/18/2025	4	2	3	3	R & R Maher Construction Company, Inc.	\$1,110,335.00
A7	Structural Rebar	Bid ABI	9/18/2025	10	7	5	2	In A6	In A6
A8	Below Grade Waterproofing	Bid ABI	9/18/2025						NA
A9	Electrical	Bid ABI	9/18/2025	13	8	3	1	Northern Electric, Inc.	\$804,935.00
A10	PC Shade Structure - Install Only	Bid ABI	9/18/2025	3		3	3	Miracle Play Systems	\$214,485.00
A11	Landscape	Bid ABI	9/18/2025	4	3	2	2	Neary Landscape Inc.	\$496,428.00
A12	Playground Equipment Install	Bid ABI	9/18/2025	3	2	3	3	Ross Recreation Equipment Company, inc.	\$334,632.00
A13	Synthetic Turf	Bid ABI	9/18/2025	4	3	2	2	Heavenly Greens	\$65,026.00
A14	Poured In Place Playground Surface	Bid ABI	9/18/2025	2	1	1			Replaced by Turf
B1	Structural Steel & Metal Decking	Bid ABI	9/18/2025	1	1	1	1	Ahlborn Structural Steel, Inc	\$849,576.96
B2	Site Fencing & Gates	Bid ABI	9/18/2025	8	5	3	3	Able Fence Company	\$423,291.00
B3	Metal Stud & Drywall	Bid ABI	9/18/2025	7	3	3	3	Northbay Drywall And Construction	\$537,748.00
B4	Wood Ply	Bid ABI	9/18/2025	6	1	2	1	Arntz Builders, Inc.	\$68,750.00
B5	Windows	Bid ABI	9/18/2025	4	4	4	4	Glass and Sash, Inc.	\$251,100.00
B6	Self Adhered Sheet Membrane	Bid ABI	9/18/2025	4	3				In B5
B7	Doors & Hardware	Bid ABI	9/18/2025	5	4	2	1	Hardware Tech Inc.	\$294,315.00
B8	Casework	Bid ABI	9/18/2025	6	6	4	4	Fremont Millwork Co.	\$211,961.00
B9	Display Surfaces	Bid ABI	9/18/2025	8	6	4	1		In B8
B10	Acoustic Wall Panels	Bid ABI	9/18/2025	3	2				In B11
B11	Acoustical Ceilings	Bid ABI	9/18/2025	4	4	4	4	Highpoint Acoustic Specialties	\$129,928.00
B12	FRP Wall Panels	Bid ABI	9/18/2025	2	1	1	1	Universal Plastics, Inc.	\$32,301.00
B13	Flooring	Bid ABI	9/18/2025	5	4	3	3	B.T. Mancini Co., Inc.	\$78,951.00
B14	Ceramic Tile	Bid ABI	9/18/2025	5	3	1	1	Pro Installations, Inc. dba Prospectra Contracting	\$40,545.00
B15	Epoxy Flooring	Bid ABI	9/18/2025	2	1	1	1	RP Coatings	\$53,850.00
C1	Plaster	Bid ABI	9/18/2025	4	3	3	3	Robert Boeger Plastering, Inc.	\$303,075.00
C2	Weather Barriers	Bid ABI	9/18/2025	3	1				IN C1
C3	Insulation	Bid ABI	9/18/2025	4	2	2	1	Alcal Specialty Contracting, Inc.	\$40,815.00
C4	Signage	Bid ABI	9/18/2025	5	4	3	1	Signs of Success, Inc.	\$22,257.39
C5	Painting	Bid ABI	9/18/2025	5	4	4	4	Applied Finishes	\$68,327.00
C6	Roller Shades	Bid ABI	9/18/2025	3		1	1	Arntz Builders, Inc.	\$89,670.00
C7	Fire Extinguishers & Cabinets	Bid ABI	9/18/2025	1		1	1	Arntz Builders, Inc.	\$7,500.00
C8	Plumbing	Bid ABI	9/18/2025	5	3	3	3	Bell Products, Inc.	\$257,482.00
C9	HVAC	Bid ABI	9/18/2025	10	9	5	4	Simpson Sheet Metal, Inc.	\$386,240.00
C10	Roofing & Gutters	Bid ABI	9/18/2025	6	6	1	1	Westech Roofing Inc.	\$597,575.00
C11	SM Flashing & Trim	Bid ABI	9/18/2025	10	3	3	1		\$166,226.00
C12	Joint Sealants	Bid ABI	9/18/2025	1		1	1	Arntz Builders, Inc.	\$25,000.00
D1	Erosion Control	Bid ABI	9/18/2025						In GC
D2	Scaffolding	Bid ABI	9/18/2025	4	4	4	4	BrandSafway Services, LLC	\$17,562.00
D3	Pave Markings	Bid ABI	9/18/2025	5	5	3	3	Striping Graphics	\$9,475.00
D4	Electrical Safety Wire	Bid ABI	9/18/2025						IN B11

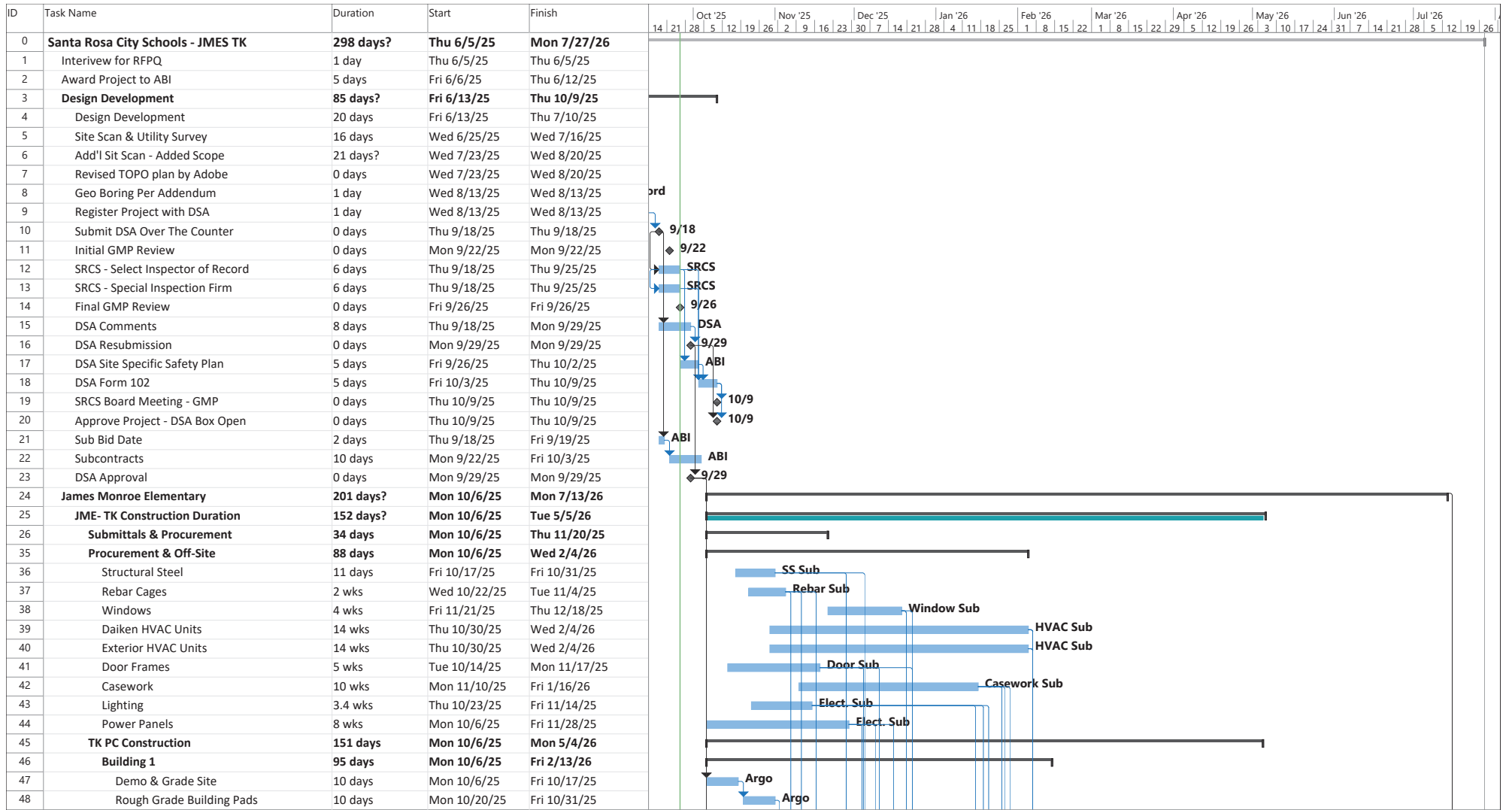
D5	UG Firewater	Bid ABI	9/18/2025						NA
D6	Ceramic Waterproofing	Bid ABI	9/18/2025						NA
D7	Backer board	Bid ABI	9/18/2025						IN B3
D8	Fire Stopping	Bid ABI	9/18/2025						NA
D9	Expansion Joint Covers	Bid ABI	9/18/2025						NA
D10	Surveying	Bid ABI	9/18/2025	7	5	4	4 Adobe Associates, Inc.		\$20,500.00
D11	Trench Drain	Bid ABI	9/18/2025						In A3
D12	Toilet Accessories	Bid ABI	9/18/2025	4	3	3	3 Hardware Tech Inc.		\$2,195.00
Total				207	141	107	83		\$9,215,196.35

Arntz Builders, Inc.'s Costs

Number	Description	Calculation Type	Calculation	Amount
Design Service Phase				
	Design Service Phase	Lump sum	\$973,712	\$973,712.00
General Conditions				
	General Conditions	Percentage	9.27%	\$854,248.70
DSA Review Allowance				
	DSA Comments - Fire Alarm Panel	Lump sum	\$175,000	\$175,000.00
	DSA Drop Off - Accessibility Conflict - Main Site - 106lf	Lump sum	\$50,600	\$50,600.00
	DSA TK-Drop Off - 5ft x 65ft	Lump sum	\$31,028	\$31,028.00
	Dedicated Circuit & Meter to Sports	Lump sum	\$26,000	\$26,000.00
	Future SS & SD	Lump sum	\$8,700	\$8,700.00
	PoT to Bathroom	Lump sum	\$25,000	\$25,000.00
	Exterior DF - Access Only	Lump sum	\$12,500	\$12,500.00
Owner Contingency				
	Owner Controlled Contingency	Percentage	5.00%	\$460,759.82
Increment 2 Site Work				
	Shade Structure	Lump sum	\$214,485	\$214,485.00
	Turf @ Playground	Lump sum	\$65,026	\$65,026.00
	Asphalt Stripe & Seal	Lump sum	\$188,180	\$188,180.34
	Allowance for Fire Hydrant	Lump sum	\$174,000	\$174,000.00
SUBTOTAL				\$3,259,239.86

Forecasted Project Cost	\$12,474,436.21
Credit Current Contract Allowance	-\$3,000,000.00
RE-Apply to Bid Items Above	\$3,000,000.00

TOTAL GMP REVIEW PRICE	\$12,474,436.21
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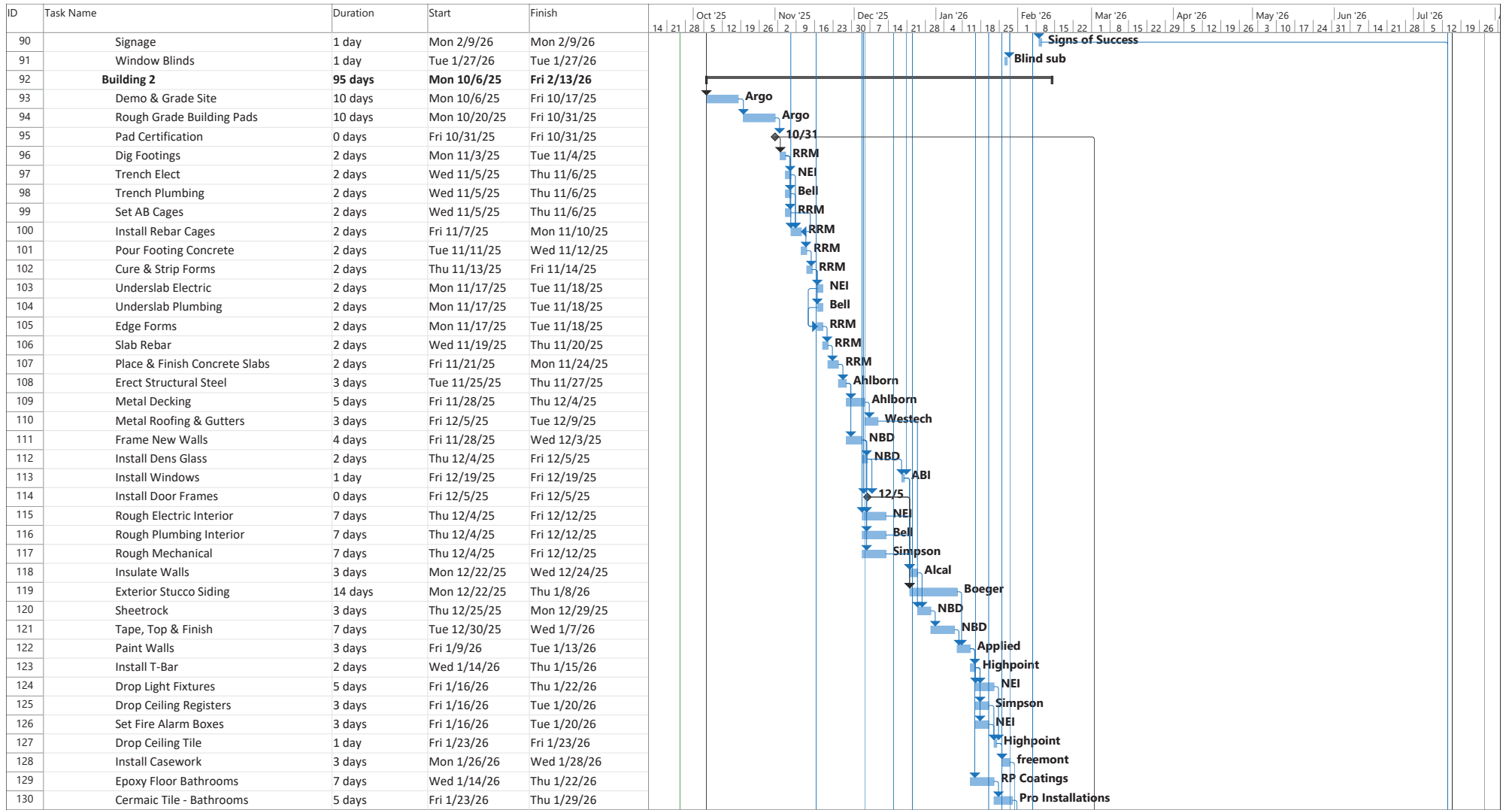


Project: Santa Rosa City School
Date: Fri 9/26/25

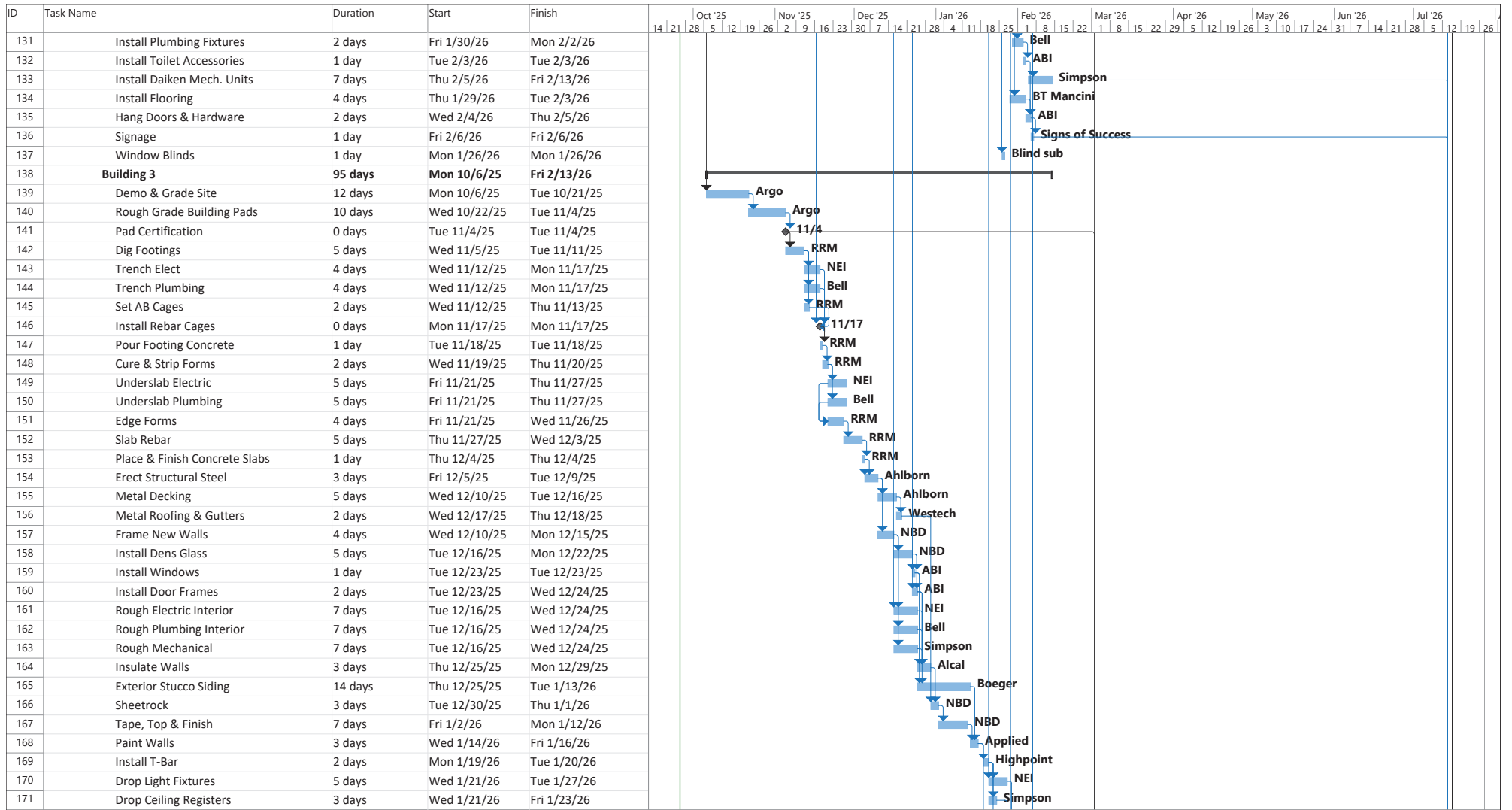
Task	Project Summary	Manual Task	Start-only	Deadline	↓
Split	Inactive Task	Duration-only	Finish-only	Progress	
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress	
Summary	Inactive Summary	Manual Summary	External Milestone		

ID	Task Name	Duration	Start	Finish		Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26
49	Pad Certification	0 days	Fri 10/31/25	Fri 10/31/25			10/31								
50	Dig Footings	5 days	Mon 11/3/25	Fri 11/7/25			RRM								
51	Trench Elect	1 day	Mon 11/10/25	Mon 11/10/25			NEI								
52	Trench Plumbing	0 days	Fri 11/7/25	Fri 11/7/25			11/7								
53	Set AB Cages	4 days	Mon 11/10/25	Thu 11/13/25			RRM								
54	Install Rebar Cages	3 days	Tue 11/11/25	Thu 11/13/25			RRM								
55	Pour Footing Concrete	1 day	Fri 11/14/25	Fri 11/14/25			RRM								
56	Cure & Strip Forms	2 days	Mon 11/17/25	Tue 11/18/25			RRM								
57	Underslab Electric	0 days	Tue 11/18/25	Tue 11/18/25			11/18								
58	Underslab Plumbing	7 days	Mon 11/10/25	Tue 11/18/25			Bell								
59	Edge Forms	5 days	Wed 11/19/25	Tue 11/25/25			RRM								
60	Slab Rebar	1 day	Wed 11/26/25	Wed 11/26/25			RRM								
61	Place & Finish Concrete Slabs	1 day	Thu 11/27/25	Thu 11/27/25			RRM								
62	Erect Structural Steel	3 days	Fri 11/28/25	Tue 12/2/25			Ahlborn								
63	Metal Decking	5 days	Wed 12/3/25	Tue 12/9/25			Ahlborn								
64	Metal Roofing & Gutters	3 days	Wed 12/10/25	Fri 12/12/25			Wastech								
65	Frame New Walls	4 days	Wed 12/3/25	Mon 12/8/25			NBD								
66	Install Dens Glass	3 days	Tue 12/9/25	Thu 12/11/25			NBD								
67	Install Windows	2 days	Fri 12/19/25	Mon 12/22/25			ABI								
68	Install Door Frames	0 days	Thu 12/11/25	Thu 12/11/25			12/11								
69	Rough Electric Interior	7 days	Tue 12/9/25	Wed 12/17/25			NEI								
70	Rough Plumbing Interior	7 days	Tue 12/9/25	Wed 12/17/25			Bell								
71	Rough Mechanical	7 days	Tue 12/9/25	Wed 12/17/25			Simpson								
72	Insulate Walls	3 days	Tue 12/23/25	Thu 12/25/25			insulator								
73	Exterior Stucco Siding	14 days	Tue 12/23/25	Fri 1/9/26			Stucco								
74	Sheetrock	3 days	Fri 12/26/25	Tue 12/30/25			Boeger								
75	Tape, Top & Finish	7 days	Wed 12/31/25	Thu 1/8/26			NBD								
76	Paint Walls	3 days	Mon 1/12/26	Wed 1/14/26			Applied								
77	Install T-Bar	2 days	Thu 1/15/26	Fri 1/16/26			Highpoint								
78	Drop Light Fixtures	5 days	Mon 1/19/26	Fri 1/23/26			NEI								
79	Drop Ceiling Registers	3 days	Mon 1/19/26	Wed 1/21/26			Simpson								
80	Set Fire Alarm Boxes	3 days	Mon 1/19/26	Wed 1/21/26			NEI								
81	Drop Ceiling Tile	1 day	Mon 1/26/26	Mon 1/26/26			Highpoint								
82	Install Casework	3 days	Tue 1/27/26	Thu 1/29/26			freemont Millwork								
83	Epoxy Floor Bathrooms	7 days	Thu 1/15/26	Fri 1/23/26			RP Coatings								
84	Ceramic Tile - Bathrooms	5 days	Mon 1/26/26	Fri 1/30/26			Ceramic								
85	Install Plumbing Fixtures	2 days	Mon 2/2/26	Tue 2/3/26			Bell								
86	Install Toilet Accessories	1 day	Wed 2/4/26	Wed 2/4/26			ABI								
87	Install Daikin Mech. Units	7 days	Thu 2/5/26	Fri 2/13/26			Simpson								
88	Install Flooring	4 days	Fri 1/30/26	Wed 2/4/26			BT Mancini								
89	Hang Doors & Hardware	2 days	Thu 2/5/26	Fri 2/6/26			ABI								

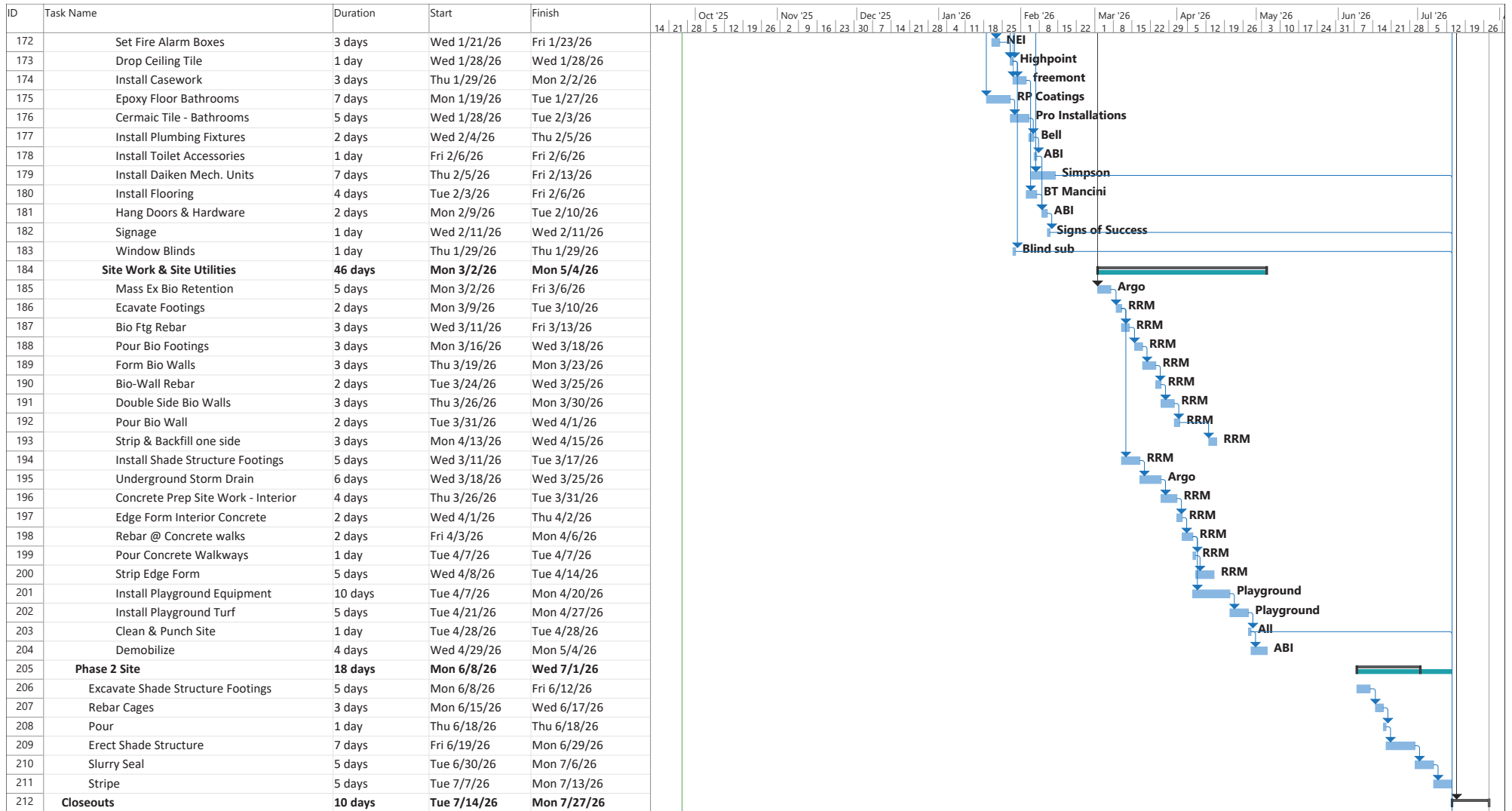
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