

**AMENDMENT NO. 1 TO LEASE-LEASEBACK AGREEMENT
BY AND BETWEEN
SANTA ROSA ELEMENTARY SCHOOL DISTRICT
AND
LATHROP CONSTRUCTION ASSOCIATES, INC.**

**ALBERT BIELLA ELEMENTARY SCHOOL
EARLY CHILDHOOD EDUCATION MODERNIZATION PROJECT**

This Amendment No. 1 to the Lease-Leaseback Agreement (“Amendment”) is made and entered into as of March 11, 2026 (“Effective Date”), by and between the Santa Rosa Elementary School District (“District”) and Lathrop Construction Associates, Inc. (“Contractor”), and amends that certain Lease-Leaseback Agreement dated August 13, 2025 (“Agreement”), for the Albert Biella Elementary School Early Childhood Education Modernization Project (“Project”).

RECITALS

WHEREAS, the District and the Contractor entered into an Lease-Leaseback Agreement dated August 13, 2025, for the lease-leaseback delivery of the Albert Biella Elementary School Early Childhood Education Modernization Project; and

WHEREAS, Article 3.3 of the Facilities Lease contemplated that the Contractor would submit a Guaranteed Maximum Price Proposal, which upon acceptance would be incorporated into the Facilities Lease as the Guaranteed Maximum Price; and

WHEREAS, the Contractor has submitted a Guaranteed Maximum Price Proposal dated March 3, 2026, in the amount of Five Million Four Hundred Four Thousand Two Hundred Twenty Dollars (\$5,404,220.00), which has been reviewed and found acceptable by the District; and

WHEREAS, the Parties desire to amend the Lease-Leaseback Agreement to incorporate and establish the Guaranteed Maximum Price in accordance with the terms of the Contract Documents.

NOW, THEREFORE, the District and Contractor agree as follows:

The Guaranteed Maximum Price, as defined in Article 3.3 of the Facilities Lease, is hereby established in the amount of **Five Million Four Hundred Four Thousand Two Hundred Twenty Dollars (\$5,404,220.00)**, as set forth in the Guaranteed Maximum Price Proposal March 3, 2026, attached hereto as **Exhibit A** and incorporated by reference.

Exhibit A to the Facilities Lease is amended and supplemented such that the existing Exhibit A is struck and replaced with the amended Exhibit A, which is attached hereto as Exhibit A and incorporated herein by this reference. All references to Exhibit A in the Facilities Lease shall mean and refer to Exhibit A hereto.

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 Lease-Leaseback 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 Lease-Leaseback 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:

CONTRACTOR:

Lathrop Construction Associates, Inc.

By: _____
Anthony D'Amante
Executive Vice President

Date: _____

DISTRICT:

Santa Rosa Elementary School District

By: _____
Lisa August Hulme
Interim Superintendent

Date: _____

EXHIBIT A

Guaranteed Maximum Price



GMP SUMMARY OF COSTS

Santa Rosa City Schools - ECE Modernization

DSA Backcheck Set 12/8/2025		
Bid Package 2 - Minor Demolition	\$145,004	Janus
Survey & Staking	\$14,150	Construction Survey
Bid Package 3 - Concrete	\$191,328	Swisher
04 2000 - Concrete Unit Masonry	\$10,604	SW Mertz
Bid Package 4 - Structural Steel & Misc Metals	\$41,718	Ahlborn
Bid Package 5 - Rough Carpentry	\$155,114	Richard Hancock
Bid Package 6 - Finish Carpentry / Casework	\$67,908	BK Mill
Doors, Frames, & Hardware	\$80,010	Midstate Specialties / LC
Bid Package 8 - Roofing	\$32,169	Alcal
Bid Package 9 - Insulation	\$12,283	West Coast
Bid Package 10 - Joint Sealants	\$20,188	Danco
Bid Package 12 - Glazing	\$9,719	Redhawk
Bid Package 13 - Gypsum Board	\$74,459	Sonoma
Bid Package 14 - Tiling	\$70,640	Fischer
Bid Package 15 - Acoustical Ceilings	\$40,041	Bayside
Bid Package 16 - Resilient Flooring	\$132,923	BT Mancini
Bid Package 17 - Fluid Applied Flooring	\$54,798	Bay Area Concrete
Bid Package 18 - Painting	\$66,782	Applied Finishes
Bid Package 19 - Wall Covering / Wall Panels	\$95,166	Highpoint
Miscellaneous Division 10	\$10,238	LCA
Bid Package 20 - Signage	\$9,591	Mr. Sign
Bid Package 21 - Toilet Compartments and Accessories	\$49,830	Murphy Specialties
11 6800 Play Field Equipment & Structures Install	\$59,771	Sierra Play Partners
11 6800 Play Field Equipment & Structures Material	\$160,421	Ross Recreation
Bid Package 23 - Plumbing	\$205,020	Dinelli
Bid Package 24 - HVAC	\$423,289	JMS Mech.
Bid Package 25 - Electrical	\$545,055	Northern Elec.
Bid Package 26 - Site Demo, Earthwork, Utilities, & Paving	\$460,506	Engelke
Bid Package 27 - Pavement Markings and Signage	\$12,128	Striping Graphics
Bid Package 28 - Planting, Irrigation, & Synthetic Grass Surfacin	\$288,602	Eggli
Bid Package 29 - Ornamental Fences and Gates	\$309,361	Ahlborn
Site Specific Requirements	\$88,919	LCA
Site Furnishings - No Specifications	\$20,629	Belson Outdoors
LCA Miscellaneous Work / Bid Package Exclusions	\$195,383	LCA
SWPPP	\$33,114	LCA
SUBTOTAL (Direct Construction Costs only)	\$4,186,861	
General Conditions (5 Months)	\$160,675	
Builder's Risk @ 0.5%	\$21,738	
Bonds and Insurance @ 1.69%	\$73,841	
Developers Fee @ 3.0%	\$130,426	
SUBTOTAL	\$4,573,540	
Preconstruction Services Fee	\$5,500	
Contingency		
Contractor Contingency	\$217,377	
Owner / District Contingency	\$217,377	
Owner Allowances		
Site Concrete Demo/Patch Allowance (160lf x 4lf)	\$25,000	
Repull Data / Fiber to IDF Allowance - Needed work, not shown	\$25,000	
Final Clean Allowance	\$25,000	
DSA Changes Allowance	\$130,426	
Repair / Replace (E) Tackwall Allowance	\$35,000	
Site Work Allowance	\$150,000	
TOTAL	\$5,404,220	



GMP SUMMARY OF COSTS

Santa Rosa City Schools - ECE Modernization

DSA Backcheck Set 12/8/2025
Base Bid Scope Exclusions / Clarifications:
Electrical Power Usage Fees
Importing of Construction Water (i.e. trucking in water for use during construction)
Special Inspection / Testing Lab Costs
Contaminated Soil Removal (none identified in documents)
Testing of Soil for Offsite Disposal
Lime or Cement Treatment of Existing Soil
Site Security Guard
Encroachment Permit Fees
Furnishing of OFCI items
Soil Sterilant, Termite Control
Security System and Raceways
Escalations--not included
Fire Protection/Fire Sprinklers--none shown
Corner Guards--none shown
Ceiling Insulation--none shown
Removal of existing owner furnishings before demo
Excludes permeability & shock testing at play equipment turf
Excludes unforeseen underground conditions
Excludes DSA Set Changes
Excludes SWPPP Plan/QSP - Less than 1 acre of disturbance