

## **EXHIBIT A TO THE FACILITIES LEASE**

### **GUARANTEED MAXIMUM PRICE, CONTINGENCY, FINAL SCHEDULE MILESTONES, AND EXCLUSIONS**

#### **Scope**

The Scope of Work to be completed for the GMP stated herein is **DSA Application No 01-122730**, which is incorporated herein by reference.

GMP Spreadsheet (Schedule of Values, including Overhead and Profit margins for Contractor and all subcontractors)

#### **Attached**

No work for which a contractor is required to be licensed in accordance with Article 5 (commencing with Section 7065) of Chapter 9 of Division 3 of the Business and Professions Code and for which Division of the State Architect approval is required can be performed before receipt of the required Division of the State Architect approval.

#### **GMP and Contingencies**

The Guaranteed Maximum Price (GMP) referenced in section 3.3 and elsewhere within this Facilities Lease for completion of all Work contemplated by **DSA Approved Application No. 01-122730** shall be **\$7,579,730**.

The Construction Contingencies and Allowances referenced in section 3.3 and elsewhere within this Facilities Lease shall be as follows:

- Contractor Construction Contingency - \$273,480.
- Owner Contingency - \$273,480
- Additional General Condition Allowance - \$21,682
- Koester System Allowance - \$178,221.
- DSA Reconciliation Allowance - \$328,176.
- Additional Scope Allowance - \$805,428

. The Construction Contingencies and Allowances shall be line-items within the GMP.

The District Contingency referenced in section 3.3 and elsewhere within this Facilities Lease shall be **\$1,880,467**. The District Contingency shall be a line-item within the GMP.

Any exclusions to the GMP shall be listed upon finalization of the GMP.

#### **Schedule**

##### **Milestone and Substantial Completion deadlines:**

The Deadline for "Completion" (as defined in Section 21.05 of the Facilities Lease) of all work contemplated by DSA App Number 01-122730 shall be August 7, 2026 . Failure to timely achieve such completion shall subject the contractor to liquidated damages as discussed in the Project Specific Conditions and Section 14.05 of the Project Manual.



**GUARANTEED MAXIMUM PRICE (GMP) R3**

**SANTA ROSA HIGH SCHOOL DISTRICT  
DESOTO HALL MODERNIZATION  
& THEATER ROOFING**

APRIL 01, 2026

**TABLE OF CONTENTS:**

1. GMP
2. Basis of Estimate (BOE)
3. Enumeration of Documents (EOD)
4. Preliminary Schedule



**CORE**

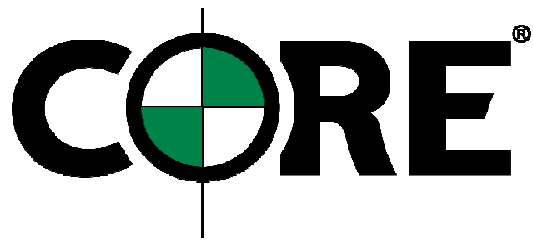


1



2

**GMP**



**DeSoto Hall Modernization and Theater Roofing**

Santa Rosa High School District

Guaranteed Maximum Price (GMP) R3

4/1/2026

#	Description		Base Price
	<b>GENERAL</b>		<b>\$209,275</b>
GEN1	General Requirements		\$209,275
	<b>DEMOLITION / OFF-SITE INFRASTRUCTURE</b>		<b>\$304,399</b>
3	Selective Demolition		\$304,399
	<b>STRUCTURE</b>		<b>\$55,715</b>
30	Building Concrete		\$55,715
	<b>ENCLOSURE</b>		<b>\$1,393,140</b>
40	Architectural Caulking & Sealants		\$15,000
44	Thermal Insulation		\$2,515
46	Membrane Roofing		\$1,375,625
	<b>INTERIOR FINISHES</b>		<b>\$1,924,536</b>
56	Doors, Frames, & Hardware		\$69,932
59	Casework & Finished Carpentry		\$195,879
60	Framing & Drywall		\$528,236
61	Paint & High Performance Coatings		\$146,218
62	Acoustical Ceiling Treatments		\$174,943
64	Tile		\$63,700
65	Carpet & Resilient Flooring		\$622,302
66	Fluid-Applied Flooring		\$57,526
70	Progressive & Final Clean Requirements		\$65,800
	<b>SPECIALTIES</b>		<b>\$17,373</b>
72	Building Signage		\$5,373
74	Toilet, Bath, & Laundry Accessories		\$12,000
	<b>MEP SYSTEMS</b>		<b>\$1,140,860</b>
98	Plumbing Systems		\$700,921
100	HVAC Systems		\$122,487
103	Electrical Systems		\$317,452

<b>Subtotal</b>		<b>\$5,045,298</b>
-----------------	--	--------------------

RATE	GENERAL CONDITIONS	SUB TOTAL
LS	General Conditions	\$180,000

<b>Subtotal</b>		<b>\$5,225,298</b>
-----------------	--	--------------------

RATE	INSURANCE, BONDS, AND BUILDERS RISK	SUB TOTAL
1.93%	Bonds and Insurance	\$115,800
1.50%	Subcontractor Default Insurance	\$75,680
LS	Builders Risk Insurance	\$98,246

<b>Subtotal</b>		<b>\$5,515,024</b>
-----------------	--	--------------------

RATE	CONTRACTOR'S FEE	SUB TOTAL
3.25%	CORE Construction Fee (OH&P)	\$179,239
LS	Preconstruction Fee	\$5,000

<b>Subtotal</b>		<b>\$5,699,263</b>
-----------------	--	--------------------

<b>GMP Total</b>	<b>\$5,699,263</b>
------------------	--------------------

	CONTINGENCIES & ALLOWANCES	SUB TOTAL
5.0%	Contractor Construction Contingency	\$273,480
5.0%	Owner Contingency	\$273,480
LS	Additional General Condition Allowance	\$21,682
LS	Koster System Allowance	\$178,221
6.0%	DSA Reconciliation Allowance	\$328,176
LS	Additional Scope Allowance	\$805,428

<b>GMP Total + Contingencies and Allowances</b>	<b>\$7,579,730</b>
---	--------------------



# 2

## **BASIS OF ESTIMATE (BOE)**

# BASIS OF ESTIMATE

DESOTO HALL MODERNIZATION & THEATER ROOFING

APRIL 01, 2026

SANTA ROSA HIGH SCHOOL DISTRICT



The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing the DeSoto Hall Modernization & Theater Roofing Guaranteed Maximum Price (GMP) Proposal, dated March 12, 2026. The estimate is presented in a ten group, systems format best utilized for analyzing and comparing project costs during design and preconstruction. This estimate is based on CORE's incorporation of the remaining scope, as described below, and shown on the DSA Submitted set stamped 10/29/2025 documents enumerated elsewhere in this deliverable as well as the scope clarifications below.

## ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

---

### Schedule

GMP encompasses the scope of work associated with the DeSoto Hall Modernization & Theater Roofing project. CORE will utilize Microsoft Project as the scheduling management program for this project. CORE anticipates a 7-day schedule for the completion of the project.

### Key Milestone Dates –

- Board Date – March 25, 2026
- Admin NTP – March 26, 2026
- Construction Start – June 5, 2026
- Substantial Completion – August 7, 2026
- Owner Move Out of DeSoto Hall – June 9<sup>th</sup>, 2026

### Cost

This estimate is based on current Prevailing Wage Rates and includes sales tax. All on site labor will comply with skilled and trained workforce requirements. The estimated value provided in the proposal includes all direct and indirect construction costs but does not include typical project "soft costs". These costs include, but are not limited to, design professional fees, permit and plan review fees, utility connection fees, land acquisition costs, "loose" furniture, fixtures, and equipment (FF&E), and special inspections.

### Contingencies

A contingency has been included in this GMP to cover the following item:

- **Contractor Construction Contingency** - This GMP proposal includes a contractor-controlled contingency. This contingency accounts for any unforeseen design modifications, scope gaps, overtime, additional GC's and GR's as necessary during construction.
- **Owner Contingency** – Owner Contingency is included in this GMP. Owner Project Contingency is intended to be used at the Owner's discretion to cover unforeseen conditions, owner directed design revisions, and additional scope requests made by the owner.

# BASIS OF ESTIMATE

DESOTO HALL MODERNIZATION & THEATER ROOFING

APRIL 01, 2026

SANTA ROSA HIGH SCHOOL DISTRICT



## Allowances

Allowances have been included in the GMP to cover the following items:

- **Additional General Condition Allowance** – This Guaranteed Maximum Price (GMP) proposal includes an allowance for supplemental General Conditions to be utilized if the project's allocated General Conditions are determined to be insufficient.
- **Koester System Allowance** - This GMP proposal includes an allowance for the installation of a Koester flooring/moisture mitigation system. Final system requirements will be based on documented RH results and District approval. Koester system is to be installed under LVT pending RH test results.
- **DSA Reconciliation Allowance** - This GMP proposal includes an allowance for any changes with a cost impact upon DSA approval. The GMP is based on current DSA submitted drawings dated October 29, 2025.
- **Additional Scope Allowance** - This GMP proposal includes an allowance for additional scope that is not currently reflected on the sheet plans, including flooring, painting, and wall treatment.

## General Assumptions

- This cost proposal is considered lump sum, not line itemed. Scope values are provided for transparency and as a contract schedule of values.
- CORE's proposal is for construction costs only, unless otherwise specified.
- The Proposal includes a lump sum amount for general conditions. These costs will be paid monthly as a lump sum per approved billing schedule.
- The Proposal excludes repairs of any existing damages or deficiencies to the site and/or facilities unless clearly indicated in the Contract Documents.
- All items identified on the contract drawings as "existing, protect in place" are assumed to be in good, serviceable condition and will not require repair or replacement.
- As the GMP proposal is lump sum, savings are not fully realized until substantial completion.
- Building permits are to be procured by the Client and in hand prior to CORE Construction mobilizing on site. CORE shall be granted an extension of time for delays resulting from not having an approved grading / building permit in place on the anticipated start date.
- The Client will have all necessary leasing or ownership agreements for the property in place in advance of the anticipated start date. CORE shall be granted an extension of time for delays resulting and potential adjustment of the GMP via change order if accelerating the schedule is required resulting from the Client not having all necessary property procurement documentation and legal action complete prior to mobilization.
- Due to current volatile market conditions, all parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increase due to circumstances beyond the control of the Contractor, including COVID-19 pandemic. If a specified product is unavailable or shipment is delayed, Contractor shall provide written notice and shall be afforded additional time and substitute products may be considered. If there is an increase in the price of materials, equipment, or products

# BASIS OF ESTIMATE

DESOTO HALL MODERNIZATION & THEATER ROOFING

APRIL 01, 2026

SANTA ROSA HIGH SCHOOL DISTRICT



between the date of this contract and the time when the job is ready for the installation of the affected material, the amount of this contract shall be increased to reflect the additional cost to obtain the materials, provided that the contractor gives the Owner written notice and documentation of the increased costs.

- The lease payment value shall be 5% of the GMP value and amortization at 1% over 12-months post construction. The lease payment value shall be withheld during construction as a separate schedule of value line item and shall represent the required 5% retention. Therefore, no other retention will be withheld at each progress billing. The District shall exercise an early buy-out of the entire lease payment value between 60-90 calendar days after substantial completion.
- This proposal is subject to market escalation and extended general conditions should construction not commence per attached schedule.

## Specific Exclusions

- Typical Project "Soft Costs" unless otherwise specified. These include, but are not limited to: design professional costs, permits and fees, utility connection charges other than for temporary utilities, land acquisition, legal fees, equipment and furnishings, etc.
- Testing and inspection services of special inspectors.
- Services of a commissioning agent.
- Salvaging and relocation of any existing equipment or furnishings, unless otherwise specified.
- Any drawings not listed in our EOD (Tab 3).
- Excludes costs associated with hazardous materials remediation not shown in reports provided.
- Removal of any furniture, wall mounted items in rooms that have construction inside of them.
- Any biological impacts or wildlife surveys, monitoring, deterrence, eviction, or exclusion.

## SCOPE-SPECIFIC CLARIFICATION

### DEMOLITION / OFF-SITE INFRASTRUCTURE

#### 003 - Selective Demolition & Abatement

- The GMP pricing is based on the hazardous material reports provided. Any hazardous materials not identified in the reports listed below are excluded from the GMP.
  - NorBay Consulting - February 15, 2017
  - NorBay Consulting – June 12, 2023
  - NorBay Consulting – January 22, 2026

### INTERIOR FINISHES

#### 062 – Acoustical Ceiling Treatments

- New grid and T-bar will not match existing grid due to new tying into existing at the following rooms (D105, D106, D107, D205, D209).

# BASIS OF ESTIMATE

DESOTO HALL MODERNIZATION & THEATER ROOFING

APRIL 01, 2026

SANTA ROSA HIGH SCHOOL DISTRICT



## 064 – Tile

- Plan sheet AD7.1.2 calls out 3" x 9" stacked ceramic wall tile. This tile size does not exist. CORE price includes Daltile Color Wheel Classic 3" x 6" Glossy Arctic White

## 065 – Carpet and Resilient

- The GMP price is based on plan sheets AD2.1.2 and AD2.1.1. Please note that discrepancies exist between the plan sheets and the finish schedule.
- In reference to the Hall ways GMP price reflects LVT\_Field 7" x 48" SF Mohawk Tinted Timber LVT, with color to be determined and LVT\_Accent 7" x 48" SF Mohawk Tinted Timber LVT, style C2136 Tint with color to be determined.

## 066 – Fluid-Applied Flooring

- Plan sheets call out Sherwin-Williams products, while the project specifications reference Dex-O-Tex. The GMP price is based on Sherwin-Williams products as indicated in the plan sheets.

## SPECIALTIES

### 074 – Toilet, Bath, & Laundry Accessories

- No model is specified in the contract documents for the 24" x 72" mirror; the estimate assumes Bobrick Model B-290 2472.
- No model is specified in the contract documents for the sanitary napkin dispenser; the estimate assumes Bobrick Model B-47064C.
- No model is specified in the contract documents for the surface-mounted paper towel dispenser; the estimate assumes Bobrick Model B-4262.

## MEP SYSTEMS

### 098 – Plumbing Systems

- Contract drawings indicate two (2) lavatory stations in lieu of two (4) station as mentioned in fixture schedule. The estimate is based on providing two (2) lavatory stations per drawings.



# 3

## **ENUMERATION OF DOCUMENTS (EOD)**



**ATTACHMENT C  
ENUMERATION OF DOCUMENTS  
GMP**

**Project Name:** SRHSD - Desoto Hall  
Modernization Theater Roofing  
**CORE Project No:** 25-10-035

PROJECT MANUAL					
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
<b>Division 00</b>	<b>Procurement and Contracting Requirements</b>				
Cover Sheet	Cover Sheet	15-Dec-25	None	22-Dec-25	None
00 00 07	Seals Page	15-Dec-25	None	22-Dec-25	None
00 01 10	Table of Contents	15-Dec-25	None	22-Dec-25	None
	Bidding and Contract Requirements	15-Dec-25	None	22-Dec-25	None
<b>Division 01</b>	<b>General Requirements</b>				
01 25 13	Product Options and Substitutions	15-Dec-25	None	22-Dec-25	None
01 31 19	Project Meetings	15-Dec-25	None	22-Dec-25	None
01 33 00	Submittals	15-Dec-25	None	22-Dec-25	None
01 43 00	Materials and Equipment	15-Dec-25	None	22-Dec-25	None
01 45 00	Quality Control	15-Dec-25	None	22-Dec-25	None
01 50 00	Temporary Facilities and Controls	15-Dec-25	None	22-Dec-25	None
01 66 00	Product Delivery, Storage and Handling	15-Dec-25	None	22-Dec-25	None
01 73 29	Cutting and Patching	15-Dec-25	None	22-Dec-25	None
01 76 00	Alteration Project Procedures	15-Dec-25	None	22-Dec-25	None
01 77 00	Contract Closeout and Final Cleaning	15-Dec-25	None	22-Dec-25	None
01 78 23	Operation and Maintenance Data	15-Dec-25	None	22-Dec-25	None
01 78 36	Warranties	15-Dec-25	None	22-Dec-25	None
01 78 39	Record Documents	15-Dec-25	None	22-Dec-25	None
<b>Division 02</b>	<b>Existing Conditions/Site</b>				
02 41 00	Site Demolition	15-Dec-25	None	22-Dec-25	None
02 41 19	Selective Structure Demolition	15-Dec-25	None	22-Dec-25	None
<b>Division 03</b>	<b>Concrete</b>				
03 30 00	Cast-In-Place Concrete	29-Oct-25	None	2-Feb-26	ADD02
<b>Division 06</b>	<b>Wood, Plastics, and Composites</b>				
06 10 00	Rough Carpentry	29-Oct-25	None	2-Feb-26	ADD02
06 16 00	Sheathing	15-Dec-25	None	22-Dec-25	None
06 41 00	Architectural Wood Casework	15-Dec-25	None	22-Dec-25	None
<b>Division 07</b>	<b>Thermal and Moisture Protection</b>				
07 01 50.19	Preparation for Re-Roofing	15-Dec-25	None	22-Dec-25	None
07 22 16	Roof and Deck Insulation	15-Dec-25	None	22-Dec-25	None
07 32 00	Clay Roof Tiles	15-Dec-25	None	22-Dec-25	None
07 54 16	Ketone Ethylene Ester Hybrid Roofing	15-Dec-25	None	22-Dec-25	None
07 62 00	Sheet Metal Flashing and Trim	15-Dec-25	None	22-Dec-25	None
07 72 00	Roof Accessories	15-Dec-25	None	22-Dec-25	None
07 84 00	Fire Stopping	29-Oct-25	None	2-Feb-26	ADD02
07 92 00	Joint Sealants	15-Dec-25	None	22-Dec-25	None
<b>Division 08</b>	<b>Openings</b>				
08 11 13	Hollow Metal Doors and Frames	15-Dec-25	None	22-Dec-25	None
08 71 00	Door Hardware	15-Dec-25	None	22-Dec-25	None
08 80 00	Glazing	15-Dec-25	None	22-Dec-25	None
<b>Division 09</b>	<b>Finishes</b>				
09 29 00	Gypsum Board	29-Oct-25	None	2-Feb-26	ADD02
09 30 13	Ceramic Tiling	15-Dec-25	None	22-Dec-25	None
09 65 13	Resilient Base and Accessories	29-Oct-25	None	2-Feb-26	ADD02
09 65 16	Resilient Homogeneous Vinyl Sheet Flooring	15-Dec-25	None	22-Dec-25	None
09 68 13	Tile Carpeting	15-Dec-25	None	22-Dec-25	None
09 72 00	Epoxy Mosaic Composition Flooring	15-Dec-25	None	22-Dec-25	None
09 84 00	Acoustical Wall Treatment	15-Dec-25	None	22-Dec-25	None
09 91 00	Painting and Finishing	15-Dec-25	None	22-Dec-25	None
<b>Division 10</b>	<b>Specialties</b>				
10 14 00	Signage	15-Dec-25	None	22-Dec-25	None
10 28 00	Toilet and Bath Accessories	15-Dec-25	None	22-Dec-25	None
<b>Division 22</b>	<b>Plumbing</b>				
22 11 16	Domestic Water Piping	15-Dec-25	None	22-Dec-25	None
22 13 16	Sanitary Waste and Vent Piping	15-Dec-25	None	22-Dec-25	None
22 42 16.13	Commercial Lavatories	15-Dec-25	None	22-Dec-25	None
22 47 13	Drinking Fountains	15-Dec-25	None	22-Dec-25	None
<b>Division 23</b>	<b>Heating, Ventilating, and Air Conditioning</b>				
23 05 93	Testing, Adjusting, and Balancing	15-Dec-25	None	22-Dec-25	None
23 07 13	Duct Insulation	15-Dec-25	None	22-Dec-25	None
23 31 13	Metal Ducts	15-Dec-25	None	22-Dec-25	None



**ATTACHMENT C  
ENUMERATION OF DOCUMENTS  
GMP**

**Project Name:** SRHSD - Desoto Hall  
Modernization Theater Roofing  
**CORE Project No:** 25-10-035

Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
23 37 13.23	Registers and Grilles	15-Dec-25	None	22-Dec-25	None
<b>Division 26</b>	<b>Electrical</b>				
26 05 00	Common Work Results for Electrical	15-Dec-25	None	22-Dec-25	None
26 05 02	Supporting from Building Structure	15-Dec-25	None	22-Dec-25	None
26 05 05	Selective Demolition for Electrical	15-Dec-25	None	22-Dec-25	None
26 05 19	Low-Voltage Electrical Power Conductors and Cables	15-Dec-25	None	22-Dec-25	None
26 05 26	Grounding and Bonding for Electrical Systems	15-Dec-25	None	22-Dec-25	None
26 05 29	Hangers and Supports for Electrical Systems	15-Dec-25	None	22-Dec-25	None
26 05 33.13	Conduit for Electrical Systems	15-Dec-25	None	22-Dec-25	None
26 05 33.16	Boxes for Electrical Systems	15-Dec-25	None	22-Dec-25	None
26 05 53	Identification for Electrical Systems	15-Dec-25	None	22-Dec-25	None
26 08 01	Electrical Acceptance Testing	15-Dec-25	None	22-Dec-25	None
26 09 43	Lighting Control System	15-Dec-25	None	22-Dec-25	None
26 27 26	Wiring Devices	15-Dec-25	None	22-Dec-25	None
26 51 00	Interior Lighting	15-Dec-25	None	22-Dec-25	None
<b>Division 27</b>	<b>Communications</b>				
27 10 00	Structured Cabling for Voice and Data - Inside-Plant	15-Dec-25	None	22-Dec-25	None
<b>Division 28</b>	<b>Electronic Safety and Security</b>				
28 46 00	Fire Detection and Alarm	15-Dec-25	None	22-Dec-25	None
<b>DRAWINGS</b>					
Specification/ Drawing	Description	Drawing Date	Stamp Date	CORE Received Date	Revision
G0.0	Cover Sheet	29-Oct-25	None	30-Jan-26	ADD01
G1.0.1	Site Plan	29-Oct-25	None	30-Jan-26	ADD01
GD2.1.1	Code Analysis Plan	29-Oct-25	None	15-Jan-26	None
AD2.0.1	Demo Plan- Desoto Hall First Floor	29-Oct-25	None	30-Jan-26	ADD01
AD2.02	Demo Plan - Desoto Hall Second Floor	29-Oct-25	None	30-Jan-26	ADD01
AD2.1.1	New Plan - Desoto Hall First Floor	29-Oct-25	None	30-Jan-26	ADD01
AD2.1.2	New Plan - Desoto Hall Second Floor	29-Oct-25	None	30-Jan-26	ADD01
AD7.1.1	Interior Elevations & Floor Plan- Classrooms	29-Oct-25	None	30-Jan-26	ADD01
AD7.1.2	Interior Elevations - Restrooms	29-Oct-25	None	30-Jan-26	ADD01
AD7.1.3	Interior Elevations - Lobby	29-Oct-25	None	30-Jan-26	ADD01
AD7.1.4	Interior Elevations - Corridor	29-Oct-25	None	30-Jan-26	ADD01
AD7.1.5	Interior Details	29-Oct-25	None	30-Jan-26	ADD01
AD7.1.6	Door Schedule	29-Oct-25	None	30-Jan-26	ADD01
AD7.1.7	Floor Finish Pattern & Finish Schedule	29-Oct-25	None	30-Jan-26	ADD01
AD14.0	Ceiling Details - DSA	29-Oct-25	None	30-Jan-26	ADD01
AD14.1	Ceiling Details - DSA	29-Oct-25	None	30-Jan-26	ADD01
AF4.1.1	Demo and New Roof Plan - Building F	29-Oct-25	None	30-Jan-26	ADD01
AF4.1.2	Roof Sections - Building F	29-Oct-25	None	30-Jan-26	ADD01
AF15.1.1	Building F Roof Details	29-Oct-25	None	30-Jan-26	ADD01
S1.0	Structural General Notes	12-Dec-25	None	30-Jan-26	ADD01
S2.1	Desoto Hall First Floor	12-Dec-25	None	30-Jan-26	ADD01
S2.2	Desoto Hall Second Floor	12-Dec-25	None	30-Jan-26	ADD01
S2.3	Auditorium Roof Plan	12-Dec-25	None	30-Jan-26	ADD01
S4.1	Typical Concrete Details	12-Dec-25	None	30-Jan-26	ADD01
S7.1	Metal Stud Details	12-Dec-25	None	30-Jan-26	ADD01
S7.2	Metal Stud Details	12-Dec-25	None	30-Jan-26	ADD01
M-1.0.1	Mechanical General Notes & Abbreviations	29-Oct-25	None	15-Jan-26	None
M-1.0.2	Mechanical Legend	29-Oct-25	None	15-Jan-26	None
M-1.0.3	Mechanical Schedules	29-Oct-25	None	15-Jan-26	None
MD2.0.1	Demo Mechanical Plan - Desoto Hall First Floor	29-Oct-25	None	15-Jan-26	None
MD2.02	Demo Mechanical Plan - Desoto Hall Second Floor	29-Oct-25	None	15-Jan-26	None
M-2.1.1	New Mechanical Plan - Desoto Hall First Floor	29-Oct-25	None	15-Jan-26	None
M-2.1.2	New Mechanical Plan - Desoto Hall Second Floor	29-Oct-25	None	15-Jan-26	None
M-2.2.1	Mechanical Plan - Desoto Hall Roof	29-Oct-25	None	15-Jan-26	None
M-5.0.1	Mechanical Details	29-Oct-25	None	15-Jan-26	None
M-6.0.1	Mechanical Title 24	29-Oct-25	None	15-Jan-26	None
M-6.0.2	Mechanical Title 24	29-Oct-25	None	15-Jan-26	None



**ATTACHMENT C  
ENUMERATION OF DOCUMENTS  
GMP**

**Project Name:** SRHSD - Desoto Hall  
Modernization Theater Roofing  
**CORE Project No:** 25-10-035

Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
E001	Electrical Sheet Index, Symbol List, and Abbreviations	29-Oct-25	None	15-Jan-26	None
E100	Site Plan - Electrical	29-Oct-25	None	15-Jan-26	None
E101	Overall First & Second Floor Plans - Electrical	29-Oct-25	None	15-Jan-26	None
E201	Partial First & Second Floor Plans - Demolition - Electrical	29-Oct-25	None	15-Jan-26	None
E202	Partial First & Second Floor Plans - Demolition - Fire Alarm	29-Oct-25	None	15-Jan-26	None
E301	Partial First Floor Plan - Remodel - Electrical	29-Oct-25	None	15-Jan-26	None
E302	Partial First & Second Floor Plans - Remodel - Fire Alarm	29-Oct-25	None	15-Jan-26	None
E401	Bldg. F - Roof Plan - Electrical	29-Oct-25	None	15-Jan-26	None
E501	Electrical Details	29-Oct-25	None	15-Jan-26	None
E502	Electrical Details	29-Oct-25	None	15-Jan-26	None
E601	Partial One-Line Power Diagram and Panel Schedule	29-Oct-25	None	15-Jan-26	None
E701	Title 24 - Indoor Lighting Compliance Forms	29-Oct-25	None	15-Jan-26	None
E801	Fire Alarm Notes, Diagrams, and Details	29-Oct-25	None	15-Jan-26	None
E802	Fire Alarm Riser Diagram	29-Oct-25	None	15-Jan-26	None
P-1.0.1	Plumbing General Notes & Abbreviations	29-Oct-25	None	30-Jan-26	ADD01
P-1.0.2	Plumbing Schedules	29-Oct-25	None	30-Jan-26	ADD01
P-1.0.3	Plumbing Calculations	29-Oct-25	None	30-Jan-26	ADD01
PD2.0.1	Demo Plumbing Plan - Desoto Hall First Floor	29-Oct-25	None	30-Jan-26	ADD01
PD2.02	Demo Plumbing Plan - Desoto Hall Second Floor	29-Oct-25	None	30-Jan-26	ADD01
P-2.1.1	New Plumbing Plan - Desoto Hall First Floor	29-Oct-25	None	30-Jan-26	ADD01
P-2.1.2	New Plumbing Plan - Desoto Hall Second Floor	29-Oct-25	None	30-Jan-26	ADD01
P-3.1.1	New Plumbing Plan - Enlarged Plans	29-Oct-25	None	30-Jan-26	ADD01
P-3.1.2	New Plumbing Plan - Enlarged Plans	29-Oct-25	None	30-Jan-26	ADD01
<b>ADDENDUMS AND CLARIFICATIONS</b>					
Addendums	Description	Drawing Date	Stamp Date	CORE Received Date	Revision
Addendum 01	Addendum 01	29-Oct-25	None	30-Jan-26	ADD01
Addendum 01	DeSoto Roof and HVAC Hazmat Report	12-Jun-23	None	2-Feb-26	ADD02
Addendum 01	Submitted RFI Log Responses	21-Jan-26	None	21-Jan-26	ADD01
Addendum 02	Addendum 02	29-Oct-25	None	2-Feb-26	ADD01
Clarification 01	Clarification 1	19-Jan-26	None	19-Jan-26	None
Clarification 01	Scope of Work Documents	19-Jan-26	None	19-Jan-26	None
Clarification 01	Drone and 360-degree footage	19-Jan-26	None	19-Jan-26	None
Email	Final DeSoto Hall Asbestos Lead Report	17-Feb-26	None	17-Feb-26	None
Email	Submitted log RFI Response	17-Feb-26	None	17-Feb-26	None
<b>OTHER DOCUMENTS</b>					
Reference 1	CORE GMP Proposal: Basis of Estimate (BOE)	27-Feb-26	None	None	None
Reference 2	CORE GMP Proposal: Schedule	27-Feb-26	None	None	None
Reference 3	CORE GMP Proposal: GMP Summary	27-Feb-26	None	None	None



4

# PRELIMINARY SCHEDULE



SRHSD - DeSoto Hall Mod & Theater Roof

ID	Task Name	Duration	Start	Finish	5	April 2026	May 2026	June 2026	July 2026	August 2026	September	
						17 22 27	1 6 11 16 21 26	1 6 11 16 21 26 31	5 10 15 20 25 30	5 10 15 20 25 30	4 9 14 19 24 29	3 8
0	<b>SRHSD - DeSoto Hall Mod &amp; Theater Roof</b>	<b>133 d</b>	<b>Thu 3/26/26</b>	<b>Mon 8/31/26</b>								
3	<i>NTP</i>	<i>0 d</i>	<i>Thu 3/26/26</i>	<i>Thu 3/26/26</i>								
5	<b>Procurement</b>	<b>95 d</b>	<b>Fri 3/27/26</b>	<b>Fri 7/17/26</b>								
6	Early procurement Package GMP #1 Contract	5 d	Fri 3/27/26	Wed 4/1/26								
7	<b>Procure Submittals</b>	<b>20 d</b>	<b>Thu 4/2/26</b>	<b>Fri 4/24/26</b>								
8	Submit Phenolic Wood Cladding Submittal	15 d	Thu 4/2/26	Sat 4/18/26								
9	Submit Hollow Metal Frame Submittals	15 d	Thu 4/2/26	Sat 4/18/26								
10	Submit Door & Hardware Shop Drawings &	20 d	Thu 4/2/26	Fri 4/24/26								
11	Submit Mechanical Rough In Material Subr	15 d	Thu 4/2/26	Sat 4/18/26								
12	Submit Electrical Rough In Material Submitt	15 d	Thu 4/2/26	Sat 4/18/26								
13	Submit Electrical Lighting Package Submitt	15 d	Thu 4/2/26	Sat 4/18/26								
14	Submit Plumbing Rough In Material Submi	15 d	Thu 4/2/26	Sat 4/18/26								
15	Submit Plumbing Equipment & Fixture Sub	15 d	Thu 4/2/26	Sat 4/18/26								
16	Submit Casework Submittals	20 d	Thu 4/2/26	Fri 4/24/26								
17	Submit Plumbing Shop Drawings	15 d	Thu 4/2/26	Sat 4/18/26								
18	Submit Fire Sprinkler Shop Submittals	15 d	Thu 4/2/26	Sat 4/18/26								
19	Submit Roof Submittals	15 d	Thu 4/2/26	Sat 4/18/26								
20	Submit Fire Alarm Submittals	15 d	Thu 4/2/26	Sat 4/18/26								
21	Submit Mechanical Equipment Submittal	15 d	Thu 4/2/26	Sat 4/18/26								
22	Submit Mechanical Shop Drawings	15 d	Thu 4/2/26	Sat 4/18/26								
23	<i>Submittal Procurement Complete</i>	<i>0 d</i>	<i>Fri 4/24/26</i>	<i>Fri 4/24/26</i>								
24	<b>Submittal Review</b>	<b>25 d</b>	<b>Mon 4/20/26</b>	<b>Mon 5/18/26</b>								
25	Review Hollow Metal Frame Submittals	15 d	Mon 4/20/26	Wed 5/6/26								
26	Review Phenolic Wood Cladding Submittal	15 d	Mon 4/20/26	Wed 5/6/26								
27	Review Mechanical Rough In Material Subr	15 d	Mon 4/20/26	Wed 5/6/26								
28	Review Electrical Rough In Material Submi	15 d	Mon 4/20/26	Wed 5/6/26								
29	Review Plumbing Rough In Material Submi	15 d	Mon 4/20/26	Wed 5/6/26								
30	Review Plumbing Shop Drawings	15 d	Mon 4/20/26	Wed 5/6/26								
31	Review Mechanical Shop Drawings	15 d	Mon 4/20/26	Wed 5/6/26								
33	Review Electrical Lighting Package Submitt	15 d	Mon 4/20/26	Wed 5/6/26								
34	Review of Plumbing Equipment & Fixture S	15 d	Mon 4/20/26	Wed 5/6/26								
36	Review Fire Alarm Submittal	1 d	Mon 4/20/26	Mon 4/20/26								

Task Summary Deadline Progress   
 Milestone Project Summary Critical



SRHSD - DeSoto Hall Mod & Theater Roof

ID	Task Name	Duration	Start	Finish	5	April 2026	May 2026	June 2026	July 2026	August 2026	September																											
					17	22	27	1	6	11	16	21	26	1	6	11	16	21	26	31	5	10	15	20	25	30	4	9	14	19	24	29	3	8				
37	Review Fire Sprinkler Shop Drawings	15 d	Mon 4/20/26	Wed 5/6/26																																		
38	Review Roof Submittals	15 d	Mon 4/20/26	Wed 5/6/26																																		
32	Review of Door & Hardware Shop Drawing	20 d	Sat 4/25/26	Mon 5/18/26																																		
35	Review of Casework Submittals	15 d	Sat 4/25/26	Tue 5/12/26																																		
39	<i>Submittal Review Complete</i>	<i>0 d</i>	<i>Mon 5/18/26</i>	<i>Mon 5/18/26</i>																																		
40	<b>Procure Materials</b>	<b>75 d</b>	<b>Mon 4/20/26</b>	<b>Fri 7/17/26</b>																																		
47	Procure Mechanical Equipment	60 d	Mon 4/20/26	Mon 6/29/26																																		
46	Procure Fire Alarm Material	30 d	Tue 4/21/26	Tue 5/26/26																																		
41	Procure Electrical Rough In Material	15 d	Thu 5/7/26	Sat 5/23/26																																		
42	Procure Mechanical Rough In material	15 d	Thu 5/7/26	Sat 5/23/26																																		
43	Procure Plumbing Rough In Material	15 d	Thu 5/7/26	Sat 5/23/26																																		
44	Procure Phenolic Wood Cladding	60 d	Thu 5/7/26	Fri 7/17/26																																		
45	Procure Fire Sprinkler Material	20 d	Thu 5/7/26	Sat 5/30/26																																		
48	Procure Electrical Lighting Package	60 d	Thu 5/7/26	Fri 7/17/26																																		
49	Procure Plumbing Equipment & Fixtures	60 d	Thu 5/7/26	Fri 7/17/26																																		
51	Procure Roof Materials	40 d	Thu 5/7/26	Tue 6/23/26																																		
52	Procure Hollow Metal Frames	20 d	Thu 5/7/26	Sat 5/30/26																																		
50	Procure Casework	40 d	Wed 5/13/26	Mon 6/29/26																																		
53	Procure Doors & Hardware	40 d	Tue 5/19/26	Mon 7/6/26																																		
54	<i>Material Procurement Complete</i>	<i>0 d</i>	<i>Fri 7/17/26</i>	<i>Fri 7/17/26</i>																																		
4	<i>DSA Approval</i>	<i>0 d</i>	<i>Fri 5/1/26</i>	<i>Fri 5/1/26</i>																																		
2	<i>Last Day of School 2025-2026</i>	<i>0 d</i>	<i>Fri 6/5/26</i>	<i>Fri 6/5/26</i>																																		
55	<b>DeSoto Hall</b>	<b>54 d</b>	<b>Fri 6/5/26</b>	<b>Fri 8/7/26</b>																																		
56	<b>Demolition</b>	<b>10 d</b>	<b>Fri 6/5/26</b>	<b>Tue 6/16/26</b>																																		
58	Owner Move Out	5 d	Fri 6/5/26	Tue 6/9/26																																		
57	Safe Off	1 d	Wed 6/10/26	Wed 6/10/26																																		
59	Select Demolition	5 d	Thu 6/11/26	Mon 6/15/26																																		
60	Sawcut / Demo Concrete	3 d	Sun 6/14/26	Tue 6/16/26																																		
61	<b>Restroom</b>	<b>49 d</b>	<b>Wed 6/17/26</b>	<b>Tue 8/4/26</b>																																		
62	Rough-in Underground Plumbing	3 d	Wed 6/17/26	Fri 6/19/26																																		
63	Slab On Grade / Curbs Pour Back	5 d	Sat 6/20/26	Wed 6/24/26																																		
64	<i>Slab on Grade Complete</i>	<i>0 d</i>	<i>Wed 6/24/26</i>	<i>Wed 6/24/26</i>																																		

Task Summary Deadline Progress   
Milestone Project Summary Critical



SRHSD - DeSoto Hall Mod & Theater Roof

ID	Task Name	Duration	Start	Finish	Gantt Chart (April 2026 - September 2026)																											
65	Overhead MEP	2 d	Thu 6/25/26	Fri 6/26/26	[Task bar]																											
66	Wall Framing & Backing	2 d	Sat 6/27/26	Sun 6/28/26	[Task bar]																											
67	<i>Framing Complete</i>	<i>0 d</i>	<i>Sun 6/28/26</i>	<i>Sun 6/28/26</i>	[Milestone diamond]																											
68	MEP Rough In Walls	3 d	Mon 6/29/26	Wed 7/1/26	[Task bar]																											
69	<i>MEP Rough-Ins Complete</i>	<i>0 d</i>	<i>Wed 7/1/26</i>	<i>Wed 7/1/26</i>	[Milestone diamond]																											
70	Insulation	1 d	Thu 7/2/26	Thu 7/2/26	[Task bar]																											
71	Drywall	2 d	Fri 7/3/26	Sat 7/4/26	[Task bar]																											
72	<i>Drywall Complete</i>	<i>0 d</i>	<i>Sat 7/4/26</i>	<i>Sat 7/4/26</i>	[Milestone diamond]																											
73	Tape & Finish	7 d	Sun 7/5/26	Sat 7/11/26	[Task bar]																											
74	Paint	3 d	Sun 7/12/26	Tue 7/14/26	[Task bar]																											
76	<i>Interior Paint Complete</i>	<i>0 d</i>	<i>Tue 7/14/26</i>	<i>Tue 7/14/26</i>	[Milestone diamond]																											
75	Tile	5 d	Wed 7/15/26	Sun 7/19/26	[Task bar]																											
77	MEP Trim	3 d	Mon 7/20/26	Wed 7/22/26	[Task bar]																											
78	Flooring - Epoxy	5 d	Thu 7/23/26	Mon 7/27/26	[Task bar]																											
79	<i>Epoxy Complete</i>	<i>0 d</i>	<i>Mon 7/27/26</i>	<i>Mon 7/27/26</i>	[Milestone diamond]																											
80	Doors & Hardware	2 d	Tue 7/28/26	Wed 7/29/26	[Task bar]																											
81	Construction Clean	1 d	Thu 7/30/26	Thu 7/30/26	[Task bar]																											
82	Pre-Punch	2 d	Fri 7/31/26	Sat 8/1/26	[Task bar]																											
83	Final Clean	1 d	Sun 8/2/26	Sun 8/2/26	[Task bar]																											
84	Create Punch List	2 d	Mon 8/3/26	Tue 8/4/26	[Task bar]																											
85	<b>Classrooms &amp; Corridors</b>	<b>44 d</b>	<b>Thu 6/25/26</b>	<b>Fri 8/7/26</b>	[Summary bar]																											
86	Overhead MEP	2 d	Thu 6/25/26	Fri 6/26/26	[Task bar]																											
87	Wall Framing & Backing	2 d	Sat 6/27/26	Sun 6/28/26	[Task bar]																											
88	<i>Framing Complete</i>	<i>0 d</i>	<i>Sun 6/28/26</i>	<i>Sun 6/28/26</i>	[Milestone diamond]																											
89	MEP Rough In Walls	5 d	Mon 6/29/26	Fri 7/3/26	[Task bar]																											
90	<i>MEP Rough-Ins Complete</i>	<i>0 d</i>	<i>Fri 7/3/26</i>	<i>Fri 7/3/26</i>	[Milestone diamond]																											
91	Insulation	1 d	Sat 7/4/26	Sat 7/4/26	[Task bar]																											
92	Drywall	2 d	Sun 7/5/26	Mon 7/6/26	[Task bar]																											
93	<i>Drywall Complete</i>	<i>0 d</i>	<i>Mon 7/6/26</i>	<i>Mon 7/6/26</i>	[Milestone diamond]																											
94	Tape & Finish	7 d	Tue 7/7/26	Mon 7/13/26	[Task bar]																											
95	Paint	10 d	Thu 7/9/26	Sat 7/18/26	[Task bar]																											
97	Ceiling Grid	2 d	Sun 7/12/26	Mon 7/13/26	[Task bar]																											

Task [Blue bar] Summary [Black bar] Deadline [Green arrow] Progress [Blue bar]  
 Milestone [Red diamond] Project Summary [Grey bar] Critical [Red bar]



SRHSD - DeSoto Hall Mod & Theater Roof

ID	Task Name	Duration	Start	Finish	Gantt Chart (April 2026 - September 2026)																											
99	Casework	8 d	Tue 7/14/26	Tue 7/21/26	[Gantt bar: Tue 7/14/26 - Tue 7/21/26]																											
98	Phenolic Wood Cladding	10 d	Thu 7/16/26	Sat 7/25/26	[Gantt bar: Thu 7/16/26 - Sat 7/25/26]																											
96	<i>Interior Paint Complete</i>	<i>0 d</i>	<i>Sat 7/18/26</i>	<i>Sat 7/18/26</i>	[Milestone: Sat 7/18/26]																											
100	MEP Trim	5 d	Wed 7/22/26	Sun 7/26/26	[Gantt bar: Wed 7/22/26 - Sun 7/26/26]																											
101	Flooring - Carpet / Walk Off	10 d	Wed 7/22/26	Fri 7/31/26	[Gantt bar: Wed 7/22/26 - Fri 7/31/26]																											
102	<i>Flooring Complete</i>	<i>0 d</i>	<i>Fri 7/31/26</i>	<i>Fri 7/31/26</i>	[Milestone: Fri 7/31/26]																											
103	Doors & Hardware	1 d	Sat 8/1/26	Sat 8/1/26	[Gantt bar: Sat 8/1/26 - Sat 8/1/26]																											
104	Construction Clean	2 d	Sun 8/2/26	Mon 8/3/26	[Gantt bar: Sun 8/2/26 - Mon 8/3/26]																											
105	Pre-Punch	2 d	Tue 8/4/26	Wed 8/5/26	[Gantt bar: Tue 8/4/26 - Wed 8/5/26]																											
106	Final Clean	1 d	Thu 8/6/26	Thu 8/6/26	[Gantt bar: Thu 8/6/26 - Thu 8/6/26]																											
107	Create Punch List	1 d	Fri 8/7/26	Fri 8/7/26	[Gantt bar: Fri 8/7/26 - Fri 8/7/26]																											
108	<b>Building Systems</b>	<b>35 d</b>	<b>Tue 6/30/26</b>	<b>Mon 8/3/26</b>	[Summary bar: Tue 6/30/26 - Mon 8/3/26]																											
109	Set Mechanical Equipment	5 d	Tue 6/30/26	Sat 7/4/26	[Gantt bar: Tue 6/30/26 - Sat 7/4/26]																											
110	HVAC Start Up	5 d	Sun 7/5/26	Thu 7/9/26	[Gantt bar: Sun 7/5/26 - Thu 7/9/26]																											
111	<i>Building Climatized</i>	<i>0 d</i>	<i>Thu 7/9/26</i>	<i>Thu 7/9/26</i>	[Milestone: Thu 7/9/26]																											
112	Test and Balance	2 d	Sun 8/2/26	Mon 8/3/26	[Gantt bar: Sun 8/2/26 - Mon 8/3/26]																											
113	<b>Auditorium</b>	<b>46 d</b>	<b>Fri 6/5/26</b>	<b>Wed 7/29/26</b>	[Summary bar: Fri 6/5/26 - Wed 7/29/26]																											
114	<b>Demolition</b>	<b>11 d</b>	<b>Fri 6/5/26</b>	<b>Wed 6/17/26</b>	[Summary bar: Fri 6/5/26 - Wed 6/17/26]																											
115	Set Stair Tower	1 d	Fri 6/5/26	Fri 6/5/26	[Gantt bar: Fri 6/5/26 - Fri 6/5/26]																											
116	Terracotta Roof Tile Demolition	10 d	Sat 6/6/26	Wed 6/17/26	[Gantt bar: Sat 6/6/26 - Wed 6/17/26]																											
117	<b>Enclosure</b>	<b>35 d</b>	<b>Thu 6/18/26</b>	<b>Wed 7/29/26</b>	[Summary bar: Thu 6/18/26 - Wed 7/29/26]																											
118	Demo / New Membrane Roof	20 d	Thu 6/18/26	Sat 7/11/26	[Gantt bar: Thu 6/18/26 - Sat 7/11/26]																											
119	Terracotta Roof System	15 d	Mon 7/13/26	Wed 7/29/26	[Gantt bar: Mon 7/13/26 - Wed 7/29/26]																											
120	<i>Roof Dry In Complete</i>	<i>0 d</i>	<i>Wed 7/29/26</i>	<i>Wed 7/29/26</i>	[Milestone: Wed 7/29/26]																											
121	<i>Substantial Completion</i>	<i>0 d</i>	<i>Fri 8/7/26</i>	<i>Fri 8/7/26</i>	[Milestone: Fri 8/7/26]																											
122	<i>Contractual Substantial Completion</i>	<i>0 d</i>	<i>Fri 8/7/26</i>	<i>Fri 8/7/26</i>	[Milestone: Fri 8/7/26]																											
123	Complete Punch List	3 d	Sat 8/8/26	Tue 8/11/26	[Gantt bar: Sat 8/8/26 - Tue 8/11/26]																											
124	Contractual Close Out	20 d	Sat 8/8/26	Mon 8/31/26	[Gantt bar: Sat 8/8/26 - Mon 8/31/26]																											
1	<i>First Day of School 2025-2026</i>	<i>0 d</i>	<i>Wed 8/12/26</i>	<i>Wed 8/12/26</i>	[Milestone: Wed 8/12/26]																											
125	<i>Project Final Completion</i>	<i>0 d</i>	<i>Mon 8/31/26</i>	<i>Mon 8/31/26</i>	[Milestone: Mon 8/31/26]																											

Task [Blue bar] Summary [Black bar] Deadline [Green arrow] Progress [Blue bar]  
 Milestone [Red diamond] Project Summary [Grey bar] Critical [Red bar]



# CORE

[WWW.CORECONSTRUCTION.COM](http://WWW.CORECONSTRUCTION.COM)