

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

**PINER HIGH SCHOOL, MARIA CARRILLO HIGH SCHOOL, LUTHER BURBANK  
ELEMENTARY SCHOOL, AND ELSIE ALLEN HIGH SCHOOL PERIMETER  
FENCING AND GATES PROJECT**

This Amendment No. 1 to the Lease-Leaseback Agreement dated May 13, 2026, by and between the Santa Rosa High School District and Santa Rosa Elementary School District (“District”) and CWS Construction Group, Inc. (“Contractor”), for the Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School Perimeter Fencing and Gates Project (the “Project”), as follows:

**RECITALS**

**WHEREAS**, the District and the Contractor entered into an Lease-Leaseback Agreement dated May 13, 2026, for the lease-leaseback delivery of the Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School Perimeter Fencing and Gates 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 June 5, 2026, 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 Fifty-Eight Thousand Seven Hundred Eighty-Eight and Ninety-Eight Hundredths (\$5,458,788.98)**, as set forth in the Guaranteed Maximum Price Proposal June 5, 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:**

CWS Construction Group, Inc.

By: \_\_\_\_\_

Charlie Slack Jr  
Secretary

Date: \_\_\_\_\_

**DISTRICT:**

Santa Rosa High School District and  
Santa Rosa Elementary School District

By: \_\_\_\_\_

Lisa August Hulme  
Interim Superintendent

Date: \_\_\_\_\_

## **EXHIBIT A**

Guaranteed Maximum Price



1301 Grant Avenue, Suite B · Novato, CA 94945

*General Contractor · CSLB Licensed · DIR Registered Public Works Contractor*

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## GUARANTEED MAXIMUM PRICE PROPOSAL

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### **Multi-Campus Perimeter Fencing & Gates**

Piner HS · Maria Carrillo HS · Luther Burbank ES · Elsie Allen HS  
Santa Rosa City Schools · Santa Rosa, California

GUARANTEED MAXIMUM PRICE

**\$5,458,788.98**

PREPARED FOR

**Santa Rosa City Schools**

110 Stony Point Road, Suite 210, Santa Rosa, CA 95401

PREPARED BY

Charlie Slack, Estimator · CWS Construction Group, Inc.  
(415) 209-0229 · estimator@cwsconstructiongroup.com

June 5, 2026

## Proposal Transmittal

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June 5, 2026

**Santa Rosa City Schools**

c/o Greystone West Company, Construction Manager

110 Stony Point Road, Suite 210, Santa Rosa, CA 95401

**Re: Guaranteed Maximum Price Proposal — Multi-Campus Perimeter Fencing & Gates**

To the District:

CWS Construction Group, Inc. (“CWS”) is pleased to submit this Guaranteed Maximum Price (GMP) proposal for the Multi-Campus Perimeter Fencing & Gates package serving four Santa Rosa City Schools campuses — Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School.

Based on the drawings, specifications, and Addenda No. 1 and No. 2 issued for this package, CWS proposes to perform the Work for a Guaranteed Maximum Price of \$5,650,759.39 (Five Million Six Hundred Fifty Thousand Seven Hundred Fifty-Nine and 39/100 Dollars).

This GMP is inclusive of all direct hard costs, general conditions, design and owner-directed allowances, bonds and insurance, and contractor’s fee, as detailed in the sections and the attached Schedule of Values that follow. CWS will self-perform the demolition, cast-in-place concrete, and asphalt-concrete (AC) patching scopes, and has competitively procured the fencing and striping scopes from qualified, DIR-registered subcontractors.

We appreciate the opportunity to support the District on this important campus-security improvement program and welcome the chance to review this proposal at your convenience.

Respectfully submitted,

**Charlie Slack**

Estimator, CWS Construction Group, Inc.

## Description of Work

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The Project consists of the demolition of existing perimeter fencing and gates and the construction of new perimeter fencing and gate systems across four Santa Rosa City Schools campuses. The Work is intended to upgrade campus perimeter security and accessibility in conformance with the 2022 California Building Code, Title 24 administrative requirements, DSA inspection requirements, and CBC Chapter 11B accessibility provisions. The scope is delivered as a single, lump-sum package with pricing built up by campus.

### Scope Components

Across the four campuses, the Work includes, without limitation, the following:

- Selective demolition of existing perimeter fencing, gates, and associated hardscape.
- New chain-link fencing and gates, including welded wire mesh (ClearVu-type) fence and gates.
- New ornamental metal fencing and gates and decorative panel (BOK Modern) fence and gates.
- Pedestrian, maintenance, convenience, vehicle, and pole gates, including non-powered gate hardware per the gate schedule.
- Cast-in-place concrete footings, flatwork flag patching, and concrete and asphalt patching at removed posts, footings, and bollards.
- Site clearing, tree and landscape protection and restoration, utility locating, and spoils removal.
- Pavement striping and restriping, accessibility signage, and ISA gate signage.
- Temporary fencing and opening protection to maintain campus security wherever an existing fence is removed before the new fence is installed.

### Self-Performed Work

CWS Construction Group will self-perform the following scopes with its own forces under direct CWS supervision:

- **Selective demolition** of existing fencing, gates, and associated hardscape (Division 02).
- **Cast-in-place concrete** — footings, flags, and patching at posts in hardscape (Division 03).
- **Asphalt-concrete (AC) patching** at removed footings, posts, and bollard locations (Division 32).

### Work by Campus

The hard cost of the Work is built up campus-by-campus. The table below summarizes each campus and its corresponding hard cost; the complete line-item Schedule of Values is provided in the attached workbook.

<b>Campus</b>	<b>DSA App. No.</b>	<b>Hard Cost</b>
Piner High School	01-123022	\$1,063,230.50
Maria Carrillo High School	01-123023	\$1,368,978.00
Luther Burbank Elementary School	01-123024	\$547,509.00
Elsie Allen High School	01-123026	\$1,642,918.00
<b>Total Hard Cost</b>		<b>\$4,622,635.50</b>

## Description of Allowances

This GMP carries the allowances & contingencies described below to cover defined areas of cost uncertainty. Allowances are good-faith estimates held within the GMP; actual costs are reconciled against documented field conditions and District direction. Any unused allowance or contingency balance is credited back to the District at project closeout, and any authorized work exceeding an allowance is administered by change order in accordance with the contract.

### Project Contingency

A project-wide contingency of \$462,263.55 equal to 10% of the total hard cost, is carried in the GMP build-up. This contingency covers owner-directed scope, unforeseen subgrade and utility conflicts, tree-root and vegetation conflicts, and design development as the Contract Documents advance. It is administered against documented conditions and District direction.

### Luther Burbank Hand-Dig Allowance

A hand-dig allowance of \$18,750 is carried in the Luther Burbank Elementary School hard cost to address anticipated utility conflicts along South A Street, where hand-excavation of pier footings may be required to protect existing utilities. This allowance is reconciled against actual hand-dig quantities encountered in the field.

### Allowance Summary

#	Allowance	Carried By	Amount
AL-1	Project Contingency— owner-directed scope, unforeseen subgrade/utility & vegetation conflicts, design development (10% of hard cost)	CWS (GC)	\$462,263.55
AL-EA	Luther Burbank hand-dig — South A Street utility conflicts (embedded in Luther Burbank hard cost)	CWS (GC)	18,750

*The AL-EA amount is embedded within their respective campus hard costs shown in the Description of Work; the AL-1 project allowance is a separate line in the GMP build-up. See the attached Schedule of Values for placement.*

## Subcontractors

CWS has procured the following major subcontractors for this package. Both firms are California-licensed and DIR-registered for public works and are subject to prevailing-wage and DSA inspection requirements. CWS will self-perform the demolition, concrete, and AC-patching scopes; all other listed scopes are subcontracted as shown.

Subcontractor	Location	CSLB License	DIR Reg. No.	Trade Scope
<b>Ahlborn Fence &amp; Steel, Inc.</b>	Santa Rosa, CA	793504 (C-13, C-23, C-51)	10000001160	Chain link, welded wire mesh, ornamental metal & decorative panel fencing and gates — all four campuses
<b>Striping Graphics</b>	Cotati, CA	576756	1000006495	Parking-lot / pavement striping — Piner HS and Maria Carrillo HS

## Scope Allocation

The fencing and gate systems across all four campuses are furnished and installed by Ahlborn Fence & Steel, Inc., which carries the largest portion of the package value. Pavement striping at Piner and Maria Carrillo is performed by Striping Graphics. The balance of the Work — demolition, cast-in-place concrete, AC patching, site clearing, restoration, locating, cleanup, and temporary protection — is self-performed and directly managed by CWS.

Performing Party / Scope	Value
Ahlborn Fence & Steel, Inc. — fencing & gates (all campuses)	\$3,865,520.00
Striping Graphics — pavement striping (Piner & MCHS)	\$6,700
CWS Construction Group — self-perform & directly managed scopes	Balance of hard cost

## Guaranteed Maximum Price Summary

The GMP is built up from the total campus hard cost plus general conditions, allowances, bonds and insurance, and fee, as follows:

Component	Rate	Amount
Total Hard Cost (four campuses)		\$4,622,635.50
General Conditions		\$175,000.00
Contingency (AL-1, project)	10.0%	\$462,263.55
<b>Subtotal</b>		<b>\$5,259,899.05</b>
Bonds & Insurance	2.5%	\$131,497.48
Contractor's Fee	1.25%	\$67,392.46
<b>GUARANTEED MAXIMUM PRICE</b>		<b>\$5,458,788.98</b>

### Qualifications & Basis of Proposal

- Based on the bid documents, drawings, and specifications for each campus, together with Addenda No. 1 and No. 2.
- Pricing reflects California prevailing-wage (public works) labor and DIR-registered subcontractors.
- Unused allowance balances are credited to the District at closeout.
- Detailed, line-item pricing for each campus is provided in the attached Schedule of Values workbook (CWS\_SRCS\_Fencing\_GMP\_Estimate.xlsx).

**Attachment:** Schedule of Values — Bid Estimate Summary and Cost Detail by Campus (

# CWS CONSTRUCTION GROUP, INC.

## Guaranteed Maximum Price — Bid Estimate Summary

Santa Rosa City Schools · Multi-Campus Perimeter Fencing & Gates



### PROJECT INFORMATION

<b>Project</b>	Multi-Campus Perimeter Fencing & Gates
<b>Owner / District</b>	Santa Rosa City Schools
<b>Campuses</b>	Piner HS · Maria Carrillo HS · Luther Burbank ES · Elsie Allen HS
<b>Construction Manager</b>	Greystone West Company
<b>Architect</b>	Hibser Yamauchi Architects, Inc.
<b>General Contractor</b>	CWS Construction Group, Inc.
<b>Bid Date</b>	June 4, 2026 — 2:00 PM PT
<b>Addenda Acknowledged</b>	No. 1 and No. 2

### SCOPE OF WORK

Demolition of existing perimeter fencing and gates and construction of new perimeter fencing and gates — including chain link, ornamental metal, and welded wire mesh fencing systems; pedestrian, maintenance, convenience, vehicle, and pole gates; concrete footings; concrete and asphalt patching; bollards; pavement striping; and signage — at four Santa Rosa City Schools campuses.

### HARD COST BY CAMPUS

Campus	Hard Cost
Piner High School	\$1,063,230.50
Maria Carrillo High School	\$1,368,978.00
Luther Burbank Elementary School	\$547,509.00
Elsie Allen High School	\$1,642,918.00
<b>Total Hard Cost</b>	<b>\$4,622,635.50</b>

### GMP BUILD-UP

Component	Rate	Amount	Notes
Total Hard Cost		\$4,622,635.50	Sum of four campuses
General Conditions		\$175,000.00	Project-wide indirects
Allowance(s)	10.0%	\$462,263.55	10% of hard cost — owner-directed & unforeseen scope
Contingency		—	Included in hard cost
<b>Subtotal</b>		<b>\$5,259,899.05</b>	
Bonds & Insurance	2.5%	\$131,497.48	2.5% of subtotal
Fee	1.3%	\$67,392.46	1.25% of subtotal incl. bonds & insurance
<b>GUARANTEED MAXIMUM PRICE</b>		<b>\$5,458,788.98</b>	

# SCHEDULE OF VALUES — COST DETAIL BY CAMPUS

Santa Rosa City Schools · Multi-Campus Perimeter Fencing & Gates

<b>Piner High School</b>			
Spec Section	Item	Amount	Notes
<b>DIVISION 02 — EXISTING CONDITIONS</b>			
02 41 19	Selective Demolition	\$45,000.00	(E) fence, hardscapes — CWS self-perform
<b>DIVISION 03 — CONCRETE</b>			
03 30 00	Cast-in-Place Concrete	\$45,000.00	Flags & patch at post in hardscape — CWS self-perform
<b>DIVISION 08 — OPENINGS</b>			
08 71 00	Door Hardware	—	Included in fencing (32 31 13)
<b>DIVISION 10 — SPECIALTIES</b>			
10 14 00	Signage	\$7,500.00	
<b>DIVISION 31 — EARTHWORK</b>			
31 10 00	Site Clearing	\$7,500.00	Prep/repair AB at demo'd flags
<b>DIVISION 32 — EXTERIOR IMPROVEMENTS</b>			
32 01 91	Tree and Landscape Protection	\$6,500.00	
32 13 13	Concrete Paving	—	Included in 03 30 00
32 31 13	Chain Link Fences and Gates	\$850,000.00	Ahlborn Fence & Steel
32 31 16	Welded Wire Mesh Fence	—	Included in 32 31 13
32 31 19	Ornamental Metal Fences and Gates	—	Included in 32 31 13
	Landscape Restoration	\$17,500.00	
	Utility Locating	\$3,030.50	BloodHound
	Spoils Removal	\$35,000.00	
	Concrete Cleanout & Removal	\$9,000.00	
	Striping	\$6,700.00	Striping Graphics
	Periodic Clean-Up	\$10,000.00	
	Final Cleanup	\$5,000.00	
	Barricades	\$7,500.00	
	Opening Protection	\$3,500.00	
	Day-to-Day Debris Dumpsters	\$4,500.00	
<b>CAMPUS TOTAL</b>		<b>\$1,063,230.50</b>	

<b>Maria Carrillo High School</b>			
Spec Section	Item	Amount	Notes
<b>DIVISION 02 — EXISTING CONDITIONS</b>			
02 41 19	Selective Demolition	\$39,350.00	(E) fence, hardscapes — CWS self-perform
<b>DIVISION 03 — CONCRETE</b>			
03 30 00	Cast-in-Place Concrete	\$32,500.00	Flags & patch at post in hardscape — CWS self-perform
<b>DIVISION 08 — OPENINGS</b>			
08 71 00	Door Hardware	—	Included in fencing (32 31 13)
<b>DIVISION 10 — SPECIALTIES</b>			
10 14 00	Signage	\$5,200.00	
<b>DIVISION 31 — EARTHWORK</b>			
31 10 00	Site Clearing	\$5,700.00	Prep/repair AB at demo'd flags
<b>DIVISION 32 — EXTERIOR IMPROVEMENTS</b>			
32 01 91	Tree and Landscape Protection	\$8,500.00	
32 13 11	Gate Operators	—	Not applicable
32 13 13	Concrete Paving	—	Included in 03 30 00
32 31 13	Chain Link Fences and Gates	\$1,157,000.00	Ahlborn Fence & Steel
32 31 16	Welded Wire Mesh Fence	—	Included in 32 31 13
32 31 19-1	Decorative Metal Fences and Gates	—	Included in 32 31 13
32 31 19-2	Ornamental Metal Fences and Gates	—	Included in 32 31 13
	Landscape Restoration	\$19,750.00	
	Utility Locating	\$4,478.00	BloodHound
	Spoils Removal	\$51,000.00	

	Concrete Cleanout & Removal	\$10,500.00	
	Striping	\$2,500.00	Striping Graphics
	Periodic Clean-Up	\$12,000.00	
	Final Cleanup	\$5,000.00	
	Barricades	\$7,500.00	
	Opening Protection	\$3,500.00	
	Day-to-Day Debris Dumpsters	\$4,500.00	
<b>CAMPUS TOTAL</b>		<b>\$1,368,978.00</b>	

### Luther Burbank Elementary School

Spec Section	Item	Amount	Notes
<b>DIVISION 02 — EXISTING CONDITIONS</b>			
02 41 19	Selective Demolition	\$17,500.00	CWS self-perform
<b>DIVISION 03 — CONCRETE</b>			
03 30 00	Cast-in-Place Concrete	\$8,800.00	Flags & patch at post in hardscape — CWS self-perform
<b>DIVISION 08 — OPENINGS</b>			
08 71 00	Door Hardware	—	Included in fencing (32 31 13)
<b>DIVISION 10 — SPECIALTIES</b>			
10 14 00	Signage	\$2,600.00	
<b>DIVISION 31 — EARTHWORK</b>			
31 10 00	Site Clearing	—	Prep/repair AB at demo'd flags
<b>DIVISION 32 — EXTERIOR IMPROVEMENTS</b>			
32 01 91	Tree and Landscape Protection	\$2,500.00	
32 13 13	Concrete Paving	—	
32 31 13	Chain Link Fences and Gates	\$425,000.00	Ahlborn Fence & Steel
32 31 19-1	Decorative Metal Fence and Gates	—	Included in 32 31 13
	AC Patches	\$3,750.00	CWS self-perform
	Landscape Restoration	\$15,000.00	
	Utility Locating	\$1,859.00	BloodHound
	Spoils Removal	\$22,000.00	
	Concrete Cleanout & Removal	\$5,500.00	
	Hand-Dig Allowance	\$18,750.00	South A Street utility conflicts
	Periodic Clean-Up	\$8,000.00	
	Final Cleanup	\$4,000.00	
	Barricades	\$5,500.00	
	Opening Protection	\$3,000.00	
	Day-to-Day Debris Dumpsters	\$3,750.00	
<b>CAMPUS TOTAL</b>		<b>\$547,509.00</b>	

### Elsie Allen High School

Spec Section	Item	Amount	Notes
<b>DIVISION 02 — EXISTING CONDITIONS</b>			
02 41 19	Selective Demolition	\$35,000.00	CWS self-perform
<b>DIVISION 03 — CONCRETE</b>			
03 30 00	Cast-in-Place Concrete	\$25,500.00	Flags & patch at post in hardscape — CWS self-perform
<b>DIVISION 08 — OPENINGS</b>			
08 71 00	Door Hardware	—	Included in fencing
<b>DIVISION 10 — SPECIALTIES</b>			
10 14 00	Signage	\$3,600.00	
<b>DIVISION 31 — EARTHWORK</b>			
31 10 00	Site Clearing	—	Prep/repair AB at demo'd flags
<b>DIVISION 32 — EXTERIOR IMPROVEMENTS</b>			
32 01 91	Tree and Landscape Protection	—	
32 13 13	Concrete Paving	\$1,453,000.00	Ahlborn Fence & Steel
32 31 13	Chain Link Fences and Gates	—	Included in 32 13 13
32 31 19-1	Decorative Metal Fence and Gates	—	Included in 32 13 13
	AC Patches	\$5,500.00	CWS self-perform

	Grind Speed Bump	\$3,500.00	
	Landscape Restoration	\$12,000.00	
	Utility Locating	\$4,478.00	<i>BloodHound</i>
	Spoils Removal	\$86,000.00	
	Concrete Cleanout & Removal	\$4,500.00	
	Periodic Clean-Up	\$7,500.00	
	Final Cleanup	\$5,000.00	
	Barricades	\$7,500.00	
	Opening Protection	\$3,500.00	
	Day-to-Day Debris Dumpsters	\$4,500.00	
	Allowance for Additional Gates	\$150,000.00	<i>Per revised DSA set</i>
<b>CAMPUS TOTAL</b>		<b>\$1,811,078.00</b>	