

**First Amendment to  
Exhibit A  
to the Facilities Lease  
Between Wright Contracting, LLC and Santa Rosa High School  
District Montgomery High School New Classroom Building Project**

WHEREAS, on or about December 13, 2023, Wright Contracting, LLC (“Wright”) and Santa Rosa High School District (“District”) entered into a Facilities Lease (“Facilities Lease”) relating to certain work to be performed for the District’s Montgomery High School New Classroom Building Project (“Project”); and

WHEREAS, the Facilities Lease contemplated that Wright would perform certain preconstruction services for the District at a not-to-exceed price of Five Thousand Dollars (\$5,000); and

WHEREAS, all preconstruction services for the work have been completed by the Contractor and all subcontractors have been selected by Contractor in accordance with Education Code 17406(a)(4) and the Request for Sealed Proposals; and

WHEREAS, the District has obtained approval of the plans and specifications for the Work by the Department of General Services’ Division of the State Architect, if required; and

WHEREAS, pursuant to Education Code 17406 and the Lease-Leaseback Agreement, Contractor shall provide the District with written rationale detailing the “base construction cost” for the Work, consisting of (a) all subcontracts to be awarded by Contractor for the Work and (b) any separately awarded contracts for materials and supplies for the Work; and

WHEREAS, the sum of the base construction cost, multiplied by the percentage that was offered by the Contractor in its response to the Request for Sealed Proposals, shall be set forth in Contractor’s written rationale to the District and added to the base construction cost to determine the Guaranteed Maximum Price; and

WHEREAS, the Contractor has provided the District with objectively verifiable information of its costs to perform the Work and a written rationale for the Lease-Leaseback Guaranteed Maximum Price, including documentation sufficient to support the calculation, which is attached hereto as Exhibit A.

NOW THEREFORE, the District and Wright agree that the Facilities Lease is hereby amended as follows:

1. Wright Contracting, LLC shall provide the construction services as set forth in **Exhibit A**. The amounts payable hereunder shall in no circumstance exceed **Twenty-Eight Million, One Hundred Ninety Thousand, Six Hundred Three Dollars (\$28,190,603.00)**. This shall be the Guaranteed Maximum Price (“GMP”).

2. The Contractor's Contingency referenced in section 3.3 and elsewhere within this Facilities Lease shall be **One Million, One Hundred Ninety-Eight Thousand, Nine Hundred Twenty-Six Dollars (\$1,198,926)** for this work. The Contractor's Contingency shall be a line-item within the GMP; and
3. The Owner's Contingency referenced in section 3.3 and elsewhere within this Facilities Lease shall be **One Million, One Hundred Ninety-Eight Thousand, Nine Hundred Twenty-Six Dollars (\$1,198,926)** for this work. The Owner's Contingency shall be a line-item within the GMP; and
4. All other terms of the Facilities Lease shall remain unchanged and are hereby incorporated by reference.

SANTA ROSA HIGH SCHOOL DISTRICT,  
a school district organized and existing under the laws  
of the State of California

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

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

WRIGHT CONTRACTING, LLC

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

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

# **EXHIBIT A**



# WRIGHT CONTRACTING LLC

## GMP BUDGET #2

PROJECT: **SANTA ROSA UNIFIED SCHOOL DISTRICT**

Montgomery High School - New Classroom Building

"Bid Set" DSA approved 9/28/2020 Set

LOCATION: **Santa Rosa, CA**

Feb 20 2024

	DIVISION				Extension	Division Subtotal
		Quantity	UNIT	Unit Cost		
<b>DIVISION 1 : GENERAL REQUIREMENTS</b>					<b>/GSF</b>	<b>1,425,862</b>
	General Conditions	18	mo	56,859		1,023,462
	Preconstruction		outside of GMP			-
<b>01 4520</b>	Concrete Moisture Testing		see Div 9			-
<b>01 4529</b>	Testing Laboratory Services		by district			-
<b>01 5000</b>	Temporary Facilities and Controls		in GC's			-
	Temporary Jobsite Security	1	ls	60,000		60,000
<b>01 5639</b>	Tree Protection		n/a			-
<b>01 7123</b>	Construction Surveying & Staking	1	ls	25,000		25,000
<b>01 7419</b>	Construction and Demolition Waste Management / Tracking		n/a			-
<b>01 7423</b>	Final Cleaning	1	ls	30,000		30,000
	Progress Cleaning	1	ls	30,000		30,000
	Dumpsters/Disposal	36	ea	900		32,400
	Permits, Fees, Design, Testing, Inspections, BIM		nic			-
	Scaffolding, Lifts	1	ls	225,000		225,000
<b>DIVISION 2 : EXISTING CONDITIONS</b>					<b>/GSF</b>	<b>60,000</b>
<b>02 3000</b>	Subsurface Investigation	1	ls	10,000		10,000
<b>02 4110</b>	Structure Demolition	1	ls	50,000		50,000
	Safe Off of (E) Utilities		in trades			-
	Hazardous Materials Abatement and Removal		nic			-
<b>DIVISION 3: CONCRETE</b>					<b>/GSF</b>	<b>1,465,397</b>
<b>03 1000</b>	Concrete Forming and Accessories		in 03 3000			-
<b>03 2000</b>	Concrete Reinforcing		in 03 3000			-
<b>03 3000</b>	Cast In Place Concrete	1	ls	1,445,397		1,445,397
	Mock ups as indicated on drawings (1.7)		in above			-
	Shoring of Metal Deck at <3 span conditions	1	ls	20,000		20,000
<b>03 3515</b>	Concrete Hardener Sealer		in 03 3000			-
<b>03 3550</b>	Polished Concrete Flooring - incl stair treads - see flooring		in flooring			-
<b>DIVISION 4: MASONRY</b>			n/a		<b>/GSF</b>	<b>-</b>
<b>DIVISION 5: METALS</b>					<b>/GSF</b>	<b>2,351,500</b>
<b>05 1200</b>	Structural Steel Framing	1	ls	1,789,450		1,789,450

	Elevator Pit Ladder, Guide Rails, Roof Ladders,			in 05 1200		-	
	Fume Hood Supports	1	ls	3,500		3,500	
	Structural Steel at Lobby Glass Screen			in 05 1200		-	
						-	
	Stair Railings, Mild Steel	1	ls	89,800		89,800	
	Stainless; railings, site railings, floor embedded strip, Mech Screen	1	ls	118,150		141,750	
						-	
<b>05 3000</b>	Metal Decking	1	ls	297,000		297,000	
						-	
<b>05 4000</b>	Cold-Formed Metal Framing			in Gypsum		-	
						-	
	Head of wall insulation & details					-	
	Bridging 1/S104 where both sides of wall is sheathed			nic		-	
						-	
	3/4" Ply at Uninsulated Roof (A-803)			in metal framing		-	
						-	
<b>05 5000</b>	Metal Fabrications					-	
						-	
<b>05 5100</b>	Metal Stairs			in 05 1200		-	
						-	
	Precast Risers			n/a		-	
	Bollards, Rain Water Leaders, etc	1	ls	10,000		10,000	
<b>05 7000</b>	Decorative Metal					-	
	Decorative Steel Plate at windows			n/a		-	
	Welded plate support for window shades 7/A-801			in 05 1200		-	
						-	
	Temp Cable Safety Railing / Removal	1	ls	20,000		20,000	
						-	
<b>DIVISION 6: WOOD, PLASTICS AND COMPOSITES</b>						<b>/GSF</b>	<b>369,000</b>
						-	
<b>06 2000</b>	Finish Carpentry					-	
						-	
	General Carpentry Foreman & Labor	1	ls	309,000		309,000	
						-	
	Wood Nailers (ie; 12/A-521)	1	ls	35,000		35,000	
	Sliding Markerboard Installation			incl in labor above		-	
						-	
<b>06 4000</b>	Architectural Woodwork					-	
	White Oak Veneer Panels - Appleply (not fire rated or FSC)			in 07 4645		-	
	Plywood Sub-tops			n/a		-	
	Hardwood Cap on stairs	1	ls	10,000		10,000	
	Oak Casing at 4/A-522	1	ls	15,000		15,000	
	8/L-501 Wood Inlay at seat walls			in 32-3300		-	
						-	
<b>DIVISION 7: THERMAL &amp; MOISTURE PROTECTION</b>						<b>/GSF</b>	<b>2,028,487</b>
						-	
<b>07 1300</b>	Sheet Waterproofing					-	
	Under slab & foundations (ie; preprufe or pre-applied)			nic		-	
	At Elevator Pit	1	ls	9,500		9,500	
						-	
<b>07 1600</b>	Cementitious and Reactive Waterproofing (elevator pit)	1	ls	6,200		6,200	
						-	
<b>07 2100</b>	Thermal Insulation	1	ls	110,590		110,590	
						-	
	Acoust ins @ 5/A910			in above		-	
						-	
	Deck Edge Mineral Wool Packing A-802	1	ls	20,000		20,000	
	Fire Caulking			in trades		-	
	Fire Proofing, Intumescent, etc			n/a		-	
						-	
	1.25" continuous exterior board insulation	1	ls	162,672		162,672	
	Girts for CI for fastening of lath					-	
						-	
<b>07 2600</b>	Below-Grade Vapor Retarder			in 03 3000		-	
						-	
<b>07 2800</b>	Weather Barrier Underlayment (exterior walls)	1	ls	71,496		71,496	
						-	
<b>07 4245</b>	Composite Metal Building Panels (ACM)	1	ls	132,521		132,521	
						-	
<b>07 4645</b>	Mineral Fiber Cement Siding (Swiss Pearl)	1	ls	371,983		371,983	
	Open Joints*					-	
						-	
<b>07 4700</b>	Metal Roof Screen (Panels)			in 07 6000		-	

07 5300	Roofing - Garland Spec 1/4 & 5/8 dens as shown on 7/A804	1	ls	1,036,737	1,036,737	-	-
07 6000	Flashing and Sheet Metal	1	ls	84,788	84,788	-	-
07 7200	Roof Hatches	1	ls	10,000	10,000	-	-
07 9000	Joint Sealants	1	ls	12,000	12,000	-	-
07 9500	Expansion Joint Cover Assemblies		n/a			-	-
<b>DIVISION 8: OPENINGS</b>						/GSF	<b>1,849,130</b>
08 1110	Hollow Metal Doors and Frames - incl toilet stall doors, attack drs	1	ls	451,530	451,530	-	-
08 3100	Access Doors and Panels	1	ls	20,000	20,000	-	-
08 3453	Attack Resistant Doors and Frames (1.75" thick)			in 08 1110		-	-
08 4128	All Glass Interior Doors and Partitions			in 88 4410		-	-
08 4410	Glazed Curtain Wall Assemblies	1	ls	1,347,600	1,347,600	-	-
08 7100	Door Hardware			in 88 4410		-	-
	Electrified Door Hardware and Prep	1	allow	30,000	30,000	-	-
08 7115	Low Energy Door Operators			in 88 4410		-	-
08 8000	Glazing			in 88 4410		-	-
<b>DIVISION 9: FINISHES</b>						/GSF	<b>4,085,248</b>
09 2100	Gypsum Board Assemblies	1	ls	2,241,730	2,241,730	-	-
09 2400	Portland Cement Plaster	1	ls	428,536	428,536	-	-
09 3000	Tiling (most will change to epoxy floors & walls)	1	ls	196,230	196,230	-	-
09 5100	Acoustical Ceiling	1	ls	440,858	440,858	-	-
09 5133	Acoustical Metal Pan Ceilings			in above		-	-
09 6510	Resilient Base			in 09 6530		-	-
09 6520	Resilient Tile Flooring			in 09 6530		-	-
09 6530	Resilient Sheet Flooring	1	ls	268,000	268,000	-	-
09 6720	Epoxy Resin Flooring			in 09 6530		-	-
09 6810	Tile Carpeting			in 09 6530		-	-
	Polished Concrete Floors - incl stair treads			in 09 6530		-	-
	Polished Overlay (add)	1	ls	32,000	32,000	-	-
	Vapor Emissions Testing and Treatment for Flooring	1	allow	80,000	80,000	-	-
09 7710	Acoustic Tack Wall System	1	ls	137,710	137,710	-	-
09 7720	Acoustic Wall Panels	1	ls	24,950	24,950	-	-
09 7730	Fiberglass Wall Panels	1	ls	5,234	5,234	-	-
09 9000	Painting and Coating	1	ls	230,000	230,000	-	-
	Weatherlastic at stucco			in above		-	-
	Paint Rest of Campus			see below		-	-
	Graffiti Coating at Swiss Pearl			see alts		-	-
<b>DIVISION 10: SPECIALTIES</b>						/GSF	<b>120,078</b>
10 1110	Markerboards & Teaching Walls	1	ls	57,416	57,416	-	-
10 1115	Frameless Glass Markerboards			in glass		-	-



	Trenching, cut & patch	1	ls	262,700		262,700		
						-		
	Putty Pads, penetration fire caulking		in above			-		
						-		
<b>DIVISION 27: COMMUNICATIONS</b>							-	-
						-		
<b>27 0000</b>	Voice and Data Communication System		in electrical			-		
						-		
						-		
<b>DIVISION 28: ELECTRONIC SAFETY AND SECURITY</b>							-	<b>20,000.00</b>
						-		
<b>28 0500</b>	Security General Requirements		in electrical			-		
						-		
<b>28 1600</b>	Intrusion Alarm		in electrical			-		
						-		
<b>28 2300</b>	Video Surveillance Security Cameras		in electrical			-		
						-		
<b>28 3100</b>	Fire Alarm Systems		in electrical			-		
						-		
	Allow for changes to low voltage systems	1	allow	20,000		20,000		
						-		
<b>DIVISION 31: EARTHWORK</b>							-	<b>1,123,371</b>
						-		
<b>31 1000</b>	Site Preparation		in 31 2000			-		
						-		
	Tree Removal	1	ls	34,488		34,488		
						-		
<b>31 2000</b>	Earthwork	1	ls	983,883		983,883		
						-		
<b>31 2316</b>	Trenching, Backfill, and Compaction		in trades			-		
						-		
	Traffic Control	1	ls	10,000		10,000		
	Erosion Control Measures and Maintenance	1	allow	75,000		75,000		
	Dewatering		nic			-		
	Offhaul Spoils of others	1	allow	20,000		20,000		
						-		
<b>DIVISION 32: EXTERIOR IMPROVEMENTS</b>							-	<b>429,780</b>
						-		
<b>32 1216</b>	Asphalt Concrete Paving and Base		in 31 2000			-		
						-		
<b>32 1223</b>	Pavement Marking and Signs	1	ls	11,879		11,879		
	Seal Coating	1	ls	30,686		30,686		
						-		
<b>32 1541</b>	Stabilized Decomposed Granite	1	ls	7,300		7,300		
						-		
<b>32 1600</b>	Concrete Sidewalk		in concrete			-		
						-		
<b>32 1726</b>	Cast-In-Place Detectable Tactile Warning Surface		in concrete			-		
						-		
<b>32 3119</b>	Decorative Metal Fences and Gates					-		
	Bike Corral	1	allow	21,252		21,252		
	Pipe Gate	1	ls	7,446		7,446		
	Chain Link along creek	200	ft allow	200		40,000		
	Ceramics Yard	40	ft allow	200		8,000		
						-		
<b>32 3300</b>	Site Furnishings					-		
	Bike Racks 28ea w Install	28	ea	900		25,200		
	Wood Inlay at concrete walls A-501 16 lf	1	ls	4,000		4,000		
	Tree Grates 4' x 10'	1	ls	18,017		18,017		
	Trash & Recycle Cans 4 total	4	ea	1,500		6,000		
	Movable Tables & Chairs	1	ls	15,000		15,000		
						-		
<b>32 8000</b>	Irrigation	1	ls	225,000		225,000		
						-		
<b>32 9000</b>	Planting		in above			-		
						-		
	Import Topsoil (testing required to determine)		nic			-		
						-		
	Hydroseed C-009 Note #8 any disturbed areas	1	ls	10,000		10,000		
						-		
<b>DIVISION 33: UTILITIES</b>							-	<b>5,000</b>
						-		
<b>33 1110</b>	Domestic Water & Fire Water Supply System		in 31 2000			-		
						-		

<b>33 3000</b>	Sanitary Sewerage Utilities	in 31 2000		-	
				-	
<b>33 4000</b>	Site Drainage	in 312000		-	
				-	
	Relocate existing underground utilities (PG&E, AT&T)	1	allow	5,000	5,000
				-	
	Acid Neutralization Tank	in Plumbing		-	
				-	
	<b>Other Allowances</b>			-	<b>718,791</b>
				-	
	Make-Ready work at existing modulars	1	ls	98,726	98,726
				-	
	Paint All Other Buildings on Campus	1	ls	620,065	620,065
				-	
<b>TOTAL DIRECT COSTS</b>					<b>23,978,559</b>
	<b>Contractor's Contingency @</b>	<b>5.00</b>	<b>%</b>		<b>1,198,928</b>
	<b>Subtotal, Direct Costs Plus Contingency</b>				<b>25,177,487</b>
	<b>Contractor Fee</b>	<b>5.25</b>	<b>%</b>		<b>1,321,818</b>
	<b>Contractor Liability Insurance</b>	<b>0.65</b>	<b>%</b>		<b>172,245</b>
	<b>Builder's All-Risk (COC) Insurance</b>	<b>0.50</b>	<b>%</b>		<b>132,497</b>
	<b>Bonds</b>	<b>0.70</b>	<b>%</b>		<b>187,628</b>
	<b>Escalation</b>		<b>nic</b>		
	<b>Owner Contingency @</b>	<b>5.00</b>	<b>%</b>		<b>1,198,928</b>
<b>TOTAL BUDGET, CONSTRUCTION</b>					<b>28,190,603</b>

26,852 gsf= \$ 1,050 /sf

Voluntary Alternates (at COST OF WORK, before mark ups and insurances):

1	Delete interior colored glass partition and framing		approximate	(200,000)
2	Delete Composite Siding at East and West exteriors and use Stucco instead		approximate	(200,000)
3	Use non-Garland 80mil TPO w 30yr warranty at roofs instead of Garland's recommended system		approximate	(500,000)
4	Alternate HVAC Equipment		approximate	(200,000)
5	Add for graffiti coating at swiss pearl (discuss potential for damage / scratches, open gaps between panels, etc...)		TBD	TBD
6	JT option #1 - on roof - in rigid conduit		approximate	(106,754)
	OR.. in EMT		approximate	(197,628)
7	JT Alt route #2 - on roof		TBD	TBD
8	Delete air flow monitors at non-science areas			(147,800)
9	For TW1 use 4x10 F sorb panles in lieu of TW1 specified			(18,500)
	<b>Subtotal, ALL VE</b>			<b>(1,570,682)</b>



February 20, 2024

Montgomery High School

New Classroom Building

ASSUMPTIONS /QUALIFICATIONS

1. Costs are based on a mutually agreeable schedule and sequencing of construction activities. We've allowed for 18 months overall construction schedule in General Conditions and Fee.
2. Costs for permits and related fees are excluded.
3. Costs for implementation of Waiver of Subrogation on Workers Compensation are excluded.
4. Builder's Risk Insurance (Course of Construction) is included.
5. Payment and Performance bonds are included.
6. Wright's current liability limits will apply and are as follows:  
Liability – 1,000,000/2,000,000 Aggregate  
Umbrella – 12,000,000/12,000,000 Aggregate
7. Costs for testing, IOR and special inspections are excluded.
8. Costs for temporary electricity and water use for construction are excluded.
9. Costs for work that is not specified or reasonably implied in the Bid Documents is not included.
10. Permits, testing, remediation, removal, disposal or handling of hazardous or contaminated materials is not included.
11. Relocation of any existing unforeseen or unknown conditions including but not limited to utilities, appurtenances, obstructions or any other obstruction required to complete the work of this agreement is not included.
12. Liquidated Damages are excluded.
13. Force drying of wet soils, structural soils amendments, over depth footing excavation and lean backfill, dewatering are excluded.
14. Excess native onsite topsoil to be used for planting areas backfill.
15. See GMP Budget Estimate for additional qualifications and allowances.
16. Price is based on DSA approved drawings.
17. Any allowances that are not sufficient will need to be adjusted via an owner change order. Contractor's Contingency is for the use by the Contractor at his own discretion, subject to discussion and accounting with and for the District.

\*\*\*\*\*END\*\*\*\*\*