

**Second Amendment to  
Exhibit A  
to the Facilities Lease  
Between FRC, Inc. and Santa Rosa Elementary School District  
Luther Burbank Elementary School Roofing & HVAC Replacement Project**

**WHEREAS**, on or about October 11, 2023, FRC, Inc. (“FRC”) and Santa Rosa Elementary School District (“District”) entered into a Facilities Lease (“Facilities Lease”) relating to certain work to be performed for the District’s Luther Burbank Elementary School Roofing & HVAC Replacement Project (“Project”);

**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**, 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**, 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 FRC, Inc. agree that the Facilities Lease is hereby amended as follows:

1. Approves the Lease-Leaseback Guaranteed Maximum Price based on the written rationale provided by the Contractor, as set forth in Exhibit A; and
2. Amends the Lease-Leaseback Agreement to include the Schedule of Payments, attached hereto as Exhibit B; and
3. Amends the First Amendment to the Lease-Leaseback Agreement to include the 5% contingency for the procurement of equipment, as set forth in Exhibit A; and
4. Directs the District Superintendent or designee to issue the Contractor a Notice to Proceed for the Work upon Division of the State Architect approval of plans and specifications.
5. This Second Amendment may be executed in counterparts. All other terms of the Facilities Lease shall remain unchanged and are hereby incorporated by reference.

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

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

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

FRC, INC.

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

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

## **EXHIBIT A**



**LUTHER BURBANK ES ROOFING & HVAC LLB PROJECT**  
**GMP**

March 4, 2024

SPEC	DESCRIPTION	AMOUNT	SUBCONTRACTOR
<b>10000</b>	<b>Division 1 - General Conditions</b>	<b>\$ 127,951.00</b>	
	<b>Direct Cost General Conditions</b>		
	Interim Cleanup/Misc Field Labor	\$ 42,000.00	
	Debris Box	\$ 12,500.00	
	Floor/Furniture Protection	\$ 5,000.00	
	Final Cleanup (24,000 sf)	\$ 12,000.00	
	Temp Power	\$ 3,500.00	
	Street sweeper- final clean Site	\$ 5,000.00	
	Scaffolding	\$ 8,500.00	
<b>20000</b>	<b>Division 2 - Demolition/Site Work</b>		
02 4119	MINOR DEMOLITION FOR REMODELING	\$ 91,228.00	PARC Environmental/Fresno/501931/1000002856
	Abatement	in 02 4119	
	Selective demo	\$ 12,500.00	FRC
	Tree Trimming	\$ 4,340.00	FRC
<b>60000</b>	<b>Division 6 - Wood &amp; Plastics</b>		
06 1000	ROUGH CARPENTRY	\$ 269,200.00	FRC
	Cabinetry-Finish Carp	\$ 10,200.00	FRC
	Fabricate Build/install redwood vents	\$ 8,200.00	FRC
<b>70000</b>	<b>Division 7 - Thermal &amp; Moisture</b>		
07 0150.19	PREPARATION FOR RE-ROOFING	\$ 1,664,200.00	SF Roofing Services/SF/1047655/1000063028
	Upgrade Metal Allowance	\$ -	Standard Colors
	Temp Weather protection	\$ 12,000.00	
07 2100	BOARD AND BATT INSULATION	\$ 4,200.00	FRC
07 2216	ROOF INSULATION	in 07 0150.19	
07 2500	WEATHER BARRIERS	in 09 2400	
07 3113	ASPHALT SHINGLES	in 07 0150.19	
07 4113	METAL ROOF PANELS	in 07 0150.19	
07 5416	KETONE ETHYLENE ESTER ROOFING	in 07 0150.19	
07 6200	SHEET METAL FLASHING AND TRIM	\$ 35,644.00	FRC
07 7100	ROOF SPECIALTIES	in 07 0150.19	
07 7200	ROOF ACCESSORIES (durablocks)	\$ 2,500.00	FRC
07 9200	JOINT SEALANTS	\$ 2,500.00	FRC
07 9513	EXPANSION JOINT COVER ASSEMBLIES	\$ 15,000.00	EJ at Walkway
	Louvers	\$ 5,000.00	Alum Louvers behind Redwood
	Misc Downspouts	\$ 7,500.00	
	Roof to Roof Ladder	\$ 5,000.00	FRC
<b>90000</b>	<b>Division 9 - Finishes</b>		
09 2116	GYPSUM BOARD ASSEMBLIES	\$ 53,800.00	North Bay DW/Cotati/1035251/1000054143
09 2400	PORTLAND CEMENT PLASTER	\$ 102,400.00	Boger Plaster/ W.Sac/ 319451 / 1000613069
09 9113	EXTERIOR PAINTING	\$ 119,060.00	Applied/Chico/1022434/1000046553
09 9123	INTERIOR PAINTING	\$ 21,769.00	Applied/Chico/1022434/1000046554
	Floor Prep and patch @ closets	\$ 12,500.00	FRC
	Acoustical Ceiling Per Plan	\$ 24,406.00	FRC
	Acoustical Ceiling Damage Tile -1x2	\$ 18,000.00	FRC
	Acoustical Ceiling Damage Tile -2x4	\$ 11,200.00	FRC
	Fix (E) damaged/missing Acous Ceiling @ MPR	\$ 5,500.00	FRC
<b>230000</b>	<b>Division 23 - HVAC</b>		
23 0000	HVAC	\$ 993,770.00	IES/ Santa Rosa/ 646794 / 1000000166
	Roof Top Ductwork per DSA drawings	\$ 29,863.00	IES/ Santa Rosa/ 646794 / 1000000166
	Roof Top Gas per DSA Drawings	\$ -	NIC, install per original plan
	Hush Core at Mech Units per DSA dwgs	\$ 8,213.00	IES/ Santa Rosa/ 646794 / 1000000166
	Bathroom Waterlines	\$ 15,000.00	
23 0500	GENERAL MECHANICAL	in 23 0000	
23 0593	TESTING, ADJUSTING AND BALANCING FOR HVA	in 23 0000	
23 0900	DIRECT DIGITAL CONTROLS	in 23 0000	

<b>260000</b>	<b>Division 26 - Electrical</b>		
26 0500	BASIC ELECTRICAL REQUIREMENTS	\$ 112,975.00	Golden State/SR/583566/1000007979
	Flood Light	\$ 5,000.00	
26 0800	TESTING	in 26 0500	
26 2700	BASIC ELECTRICAL MATERIALS AND METHODS	in 26 0500	
	T&R Fiber R/R	\$ 25,148.00	
<b>320000</b>	<b>Division 32- Earthwork</b>		
	Spring Break Investigation	\$ 14,340.00	FRC
	Winter Break Storm Survey	\$ 5,100.00	FRC
<b>500000</b>	<b>Division 50 - Miscellaneous</b>		
	Bid Package Exclusions	\$ 59,155.61	
	<b>SUBTOTAL</b>	\$ 4,002,862.61	
0.50%	<b>BUILDERS RISK INSURANCE</b>	\$ 21,595.33	
1.15%	(percentage of total bid) <b>GL INSURANCE</b>	\$ 49,669.26	
1.00%	(percentage of total bid) <b>BOND PREMIUM</b>	\$ 43,190.66	
	(includes bond and insurance) <b>SUBTOTAL</b>	\$ 4,117,317.87	
<b>4.90%</b>	<b>FEE / OVERHEAD &amp; PROFIT</b>	\$ 201,748.58	
	<b>TOTAL GMP</b>	\$ 4,319,066.44	
<b>CONTINGENCY</b>	Contingency - 5%	\$ 215,953.32	
<b>ALLOWANCE 1</b>	Dryrot Allowance	\$ 100,000.00	
<b>ALLOWANCE 2</b>	Design Allowance	\$ -	
<b>ALLOWANCE 3</b>	Storm Drain Video Flush/ Repairs	\$ 200,000.00	
<b>ALLOWANCE 4</b>	AC Paving Repair	\$ 35,000.00	
<b>ALLOWANCE 5</b>	Relocate/Replace Roof conduit & Piping	\$ 165,000.00	
	<b>TOTAL ALLOWANCES</b>	\$ 500,000.00	
	<b>TOTAL GMP + CONTINGENCY + ALLOWANCES</b>	\$ 5,035,019.76	
<b>Acknowledgements:</b>			
	Asbestos Report dated 1.11.24		
	Asbestos Report dated 11.29.23		
	Architectural Bid Set 11.21.23		
	Mechanical Bid Set 11.20.23		
	DSA Submittal Drawing Set 10.30.23		
	DSA Submittal Specifications 10.30.23		
	ACT Tile Replacements 2.28.24		
<b>Schedule:</b>	Construction Begins:	6/7/2024	
	Substantial Completion (student occupy):	8/2/2024	
	Construction Completion:	10/20/2024	
<b>GMP SUMMARY - ALL PHASES</b>			
	Preconstruction Services	\$ 20,000.00	
	<b>First Amendment to Exhibit A</b>		
	GMP Phase 1	\$ 360,409.10	
	Contingency Phase 1	\$ 18,968.90	
	<b>Subtotal Phase 1</b>	<u>\$ 379,378.00</u>	
	<b>Second Amendment to Exhibit A</b>		
	GMP Phase 2	\$ 3,958,657.34	
	Allowances Phase 2	\$ 500,000.00	
	Contingency Phase 2	\$ 196,984.42	
	<b>Subtotal Phase 2</b>	<u>\$ 4,655,641.76</u>	
	<b>Grand Total</b>	<u>\$ 5,035,019.76</u>	
		\$ -	