

**Second Amendment to  
Exhibit A  
to the Facilities Lease  
Between FRC, Inc. and Santa Rosa Elementary School District  
Helen Lehman 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 Helen Lehman 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**, the District will obtain approval of the plans and specifications for the Work by the Department of General Service’ 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**, 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. Directs the District Superintendent or designee to issue the Contractor a Notice to Proceed for the Work upon approval of the plans and specifications for the Work by the Department of General Service’ Division of the State Architect
4. 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**



**HELEN LEHMAN ES HVAC & ROOFING LLB PROJECT  
GMP**

2024-03-05

SPEC	DESCRIPTION	AMOUNT	SUBCONTRACTOR
010000	Division 1 - General Conditions	\$ 127,951.00	
	Direct Cost General Conditions		
	Interim Cleanup/ Misc Field Labor	\$ 42,000.00	
	Debris Box	\$ 12,500.00	
	Floor/Furniture Protection	\$ 5,000.00	
	Final Cleanup (26,000 sf)	\$ 13,000.00	
	Temp Power	\$ 3,500.00	
	Street sweeper- final clean @ Sitework	\$ 5,000.00	
	Survey		in parking lot allowance
	UG Locating	\$ 20,000.00	
	SPRING BREAK-Super/Fence/Toilet/Misc	\$ 7,500.00	
020000	Division 2 - Demolition/Site Work		
02-4100	DEMOLITION (Selective)	\$ 33,880.00	FRC
	Abatement	\$ 10,000.00	
	Tree Removal	\$ 14,672.00	
050000	Division 5 - Metals		
05-5000	Metal Fabrications (downspouts)	\$ 46,717.00	FRC
060000	Division 6 - Wood & Plastics		
06-1053	Miscellaneous Rough Carpentry	\$ 130,780.00	FRC
06-2000	Finish Carpentry	\$ 26,300.00	FRC
070000	Division 7 - Thermal & Moisture		
07-0150	Preparation for Re-Roofing	\$ 2,350,000.00	SF Roofing Services/SF/1047655/1000063028
	Temp Weather protection	\$ 13,000.00	
07-2100	Thermal Insulation	in 07-0150	
07-4113	Metal Roof Panels	in 07-0150	
07-5416	Ketone Ethylene Ester (KEE) Roofing	in 07-0150	
07-6200	Sheet Metal Flashing and Trim	\$ 20,000.00	
07-7123	Manufactured Gutters and Downspouts	in 07-0150	Sched 40 fabrication in 05-5000
07-7200	Roof Accessories (roof hatches only)	\$ 33,480.00	FRC
07-8400	Firestopping	\$ 5,000.00	
07-9200	Joint Sealants	\$ 10,000.00	
	RWL Installation	\$ 17,360.00	
	Gutter Guards	\$ 6,270.00	
	Metal Wall Panels @ HVAC screen	\$ 21,645.00	SF Roofing Services/SF/1047655/1000063028
	Fascia metal/Dentil removal	\$ 39,978.21	SF Roofing Services/SF/1047655/1000063028
	Metal Roof/Coping/Downspout Color Upgrade	\$ 62,091.00	SF Roofing Services/SF/1047655/1000063029
	Parapet attic Vent on roof side	\$ 14,076.00	
	GSM Cover @ Electrical conduits (3)	\$ 4,547.00	
080000	Division 8 - Openings		
	Access Doors	\$ 3,500.00	FRC
090000	Division 9 - Finishes		
09-9113	Exterior Painting	\$ 122,206.00	Applied/Chico/1022434/1000046553
	Plaster	\$ 15,240.00	FRC
	Drywall	\$ 15,475.00	FRC
	Tackwall	\$ 16,120.00	FRC
	Acoustic Ceiling Tile	\$ 19,000.00	FRC
	ACT Replacement Damage Tile-2x4	\$ 20,800.00	FRC
220000	Division 22- Plumbing		
22-0000	PLUMBING (incl. add RD's in DSA subl set)	\$ 115,192.00	Matrix HG, Inc./ Novato/ 812232 / 1000003058
	Sewer @ East Restroom	\$ 8,500.00	FRC
230000	Division 23 - HVAC		
23-0000	HEATING, VENTILATING, AIR CONDITIONING	\$ 862,691.00	Matrix HG, Inc./ Novato/ 812232 / 1000003058
	DSA Submittal Plans Added EF's & GV's	\$ 75,952.00	Matrix HG, Inc./ Novato/ 812232 / 1000003058
23-0500	GENERAL MECHANICAL	in 23-0000	
23-0593	TESTING, ADJUSTING, AND BALANCING FOR HVAC	in 23-0000	
23-9000	DIRECT DIGITAL CONTROL AND ENERGY MANAGE	in 23-0000	
260000	Division 26 - Electrical		
26-0500	BASIC ELECTRICAL REQUIREMENTS	\$ 158,112.00	Mike Brown Elec./ Cotati/ 306767 / 1000000469
26-0800	TESTING	in 26-0500	
26-2400	SERVICE AND DISTRIBUTION SYSTEM	in 26-0500	
26-2700	BASIC ELECTRICAL MATERIALS AND METHODS	in 26-0500	
	Conduit Rework and relocating	\$ 20,000.00	

270000	Division 27 - Communications			
	Communications Relocating	\$	10,200.00	
320000	Division 32 - Ext. Improvements			
32-1216	ASPHALT PAVING	\$	33,418.00	Engelke/ Healdsburg/ 305446 / 1000000610
	AC PAVING/EARTHWORK-FRONT ENTRANCE	\$	-	in parking lot allowance
	QUAD STORM DRAIN REPAIRS-SPRING BREAK	\$	47,400.00	Engelke /Healdsburg/ 305446 / 1000000610
	QUAD CAMERA WORK-SPRING BREAK	\$	15,000.00	FRC
	WINTERBREAK STORM CAMERA WORK	\$	5,100.00	FRC
32-1313	CONCRETE ELECTRICAL PATCHING	\$	15,000.00	FRC
	CONCRETE- FRONT ENTRANCE	\$	-	in parking lot allowance
32-1723	PAVEMENT MARKINGS	\$	-	in parking lot allowance
32-1726	TACTILE WARNING SURFACING	\$	-	in parking lot allowance
A1.1/G20.23	Mulch @ removed Pavers	\$	-	in parking lot allowance
	New Benches (2) -Match in kind to existing	\$	-	in parking lot allowance
330000	Division 33 - Utilities			
	UG Repair & relocation of existing utilities	\$	20,000.00	FRC
500000	Division 50 - Miscellaneous			
	Bid Package Exclusions	\$	70,427.30	
	<b>SUBTOTAL</b>	\$	4,765,580.51	
0.50%	<b>BUILDERS RISK INSURANCE</b>	\$	25,710.17	
1.15%	(percentage of total bid) <b>GL INSURANCE</b>	\$	59,133.40	
1.00%	(percentage of total bid) <b>BOND PREMIUM</b>	\$	51,420.35	
	(includes bond and insurance) <b>SUBTOTAL</b>	\$	4,901,844.43	
4.90%	<b>FEE / OVERHEAD &amp; PROFIT</b>	\$	240,190.38	
	<b>TOTAL GMP</b>	\$	5,142,034.81	
<b>CONTINGENCY</b>	Contingency - 5%	\$	257,101.74	
<b>ALLOWANCE 1</b>	Dryrot Allowance	\$	50,000.00	
<b>ALLOWANCE 2</b>	Design Allowance	\$	50,000.00	
<b>ALLOWANCE 3</b>	Storm Drain Video Flush/ Repairs/Courtyard Imp.	\$	1,000,000.00	
<b>ALLOWANCE 4</b>	AC Paving Repairs	\$	35,000.00	
<b>ALLOWANCE 5</b>	Parking Lot Allowance	\$	230,933.00	
	<b>TOTAL ALLOWANCES</b>	\$	1,365,933.00	
	<b>TOTAL GMP+ALLOWANCES+CONTINGENCY</b>	\$	6,765,069.55	
<b>Acknowledgements:</b>				
Atlas Map Plan Proposal				
Asbestos Report dated 10.23.23				
Asbestos Report dated 12.7.23				
Project Specifications- DSA Submission Set dated 11.21.23				
Project Drawings- DSA Submission Set dated 12.21.23				
Axia Addendum 01 date 2.2.24- 9 pages				
Axia Addendum 02 date 2.9.24- 103 pages				
ACT Tile Replacement 2.27.24				
<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	\$	294,262.40	
	Contingency Phase 1	\$	14,713.12	
	<b>Subtotal Phase 1</b>	\$	308,975.52	
	<b>Second Amendment to Exhibit A</b>			
	GMP Phase 2	\$	4,847,772.41	
	Allowances Phase 2	\$	1,365,933.00	
	Contingency Phase 2	\$	242,388.62	
	<b>Subtotal Phase 2</b>	\$	6,456,094.03	
	<b>Grand Total</b>	\$	6,765,069.55	