

**Second Amendment to  
Exhibit A  
to the Facilities Lease  
Between Arntz Builders, Inc. and Santa Rosa City Schools District  
Rincon Valley Middle School Roofing & HVAC Replacement Project**

**WHEREAS**, on or about October 11, 2023, Arntz Builders, Inc. (“Arntz”) and Santa Rosa City Schools District (“District”) entered into a Facilities Lease (“Facilities Lease”) relating to certain work to be performed for the District’s Rincon Valley Middle School Roofing & HVAC Replacement Project (“Project”); 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 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 Arntz 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 CITY SCHOOLS DISTRICT, a school district organized and existing under the laws of the State of California

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

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

ARNTZ BUILDERS, INC.

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

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

## **EXHIBIT A**

# Rincon Valley MS Roof & HVAC

Project Lead: Bid ABI (bid@arntzbuilders.com)

Project Location: 4650 Badger Road, Santa Rosa, CA 95409, United States of America

## Bid Packages

Number	Name	Lead	Bids Due	Companies	Viewed	Bidding	Bids	Estimated Cost	Soft Awarded Company	Leveled Bid	Forecast
BP-7	Roof Demo, Roofing & ASM	Bid ABI	1/10/2024	3	3	2	2		Waterproofing Associates	\$7,180,934.00	\$7,180,934.00
BP-8	Unit Skylights	Bid ABI	2/15/2024	5	4	2	2		AAC GLASS INC	\$172,908.00	\$172,908.00
BP-22	Plumbing	Bid ABI	2/15/2024	2		2	2		Bell Products, Inc.	\$410,410.00	\$410,410.00
BP-23	HVAC	Bid ABI	2/15/2024	1	1	1	1		Simpson Sheet Metal, Inc.	\$3,357,498.00	\$3,357,498.00
BP-26	Electrical	Bid ABI	1/5/2024	8	5	2	2		Vince Sigal Electric Inc.	\$906,835.00	\$906,835.00
BP-27	Fiber & Data Relocation	Bid ABI	2/15/2024	1		1	1		T & R Communications Inc	\$33,271.65	\$33,271.65
BP-3212	Site Demolition, Grading & AC Paving	Bid ABI	2/15/2024	3	3	2	2		Oak Grove Construction	\$43,754.00	\$43,754.00
BP-3213	Site Concrete	Bid ABI	1/12/2024	4	3	4	4		R.E. Maher Inc.	\$45,748.00	\$43,798.00
BP-09500	Acoustical Ceilings	Bid ABI	2/15/2024	1		1	1		Arntz Builders, Inc.	\$24,800.00	\$24,800.00
BP-017000	Survey & Staking	Bid ABI	2/15/2024	3	2	1	1		Brelje & Race	\$4,500.00	\$4,500.00
BP-55000	Pipe Downspouts & Boots	Bid ABI	2/15/2024	4	1	2	2		Arntz Builders, Inc.	\$445,679.00	\$445,679.00
BP-55133	Ladders	Bid ABI	2/15/2024	5	2	2	2		OKeefes, Inc.	\$43,676.68	\$43,676.68
BP-55213	Pipe & Tube Railings	Bid ABI	2/15/2024	8	2	1	1		Arntz Builders, Inc.	\$23,250.00	\$23,250.00
BP-061000	Rough Carpentry	Bid ABI	2/15/2024	1		1	1		Arntz Builders, Inc.	\$1,974,987.00	\$1,974,987.00
BP-72100	Thermal Batt Insulation / Mineral Wool	Bid ABI	2/15/2024	1		1	1		Arntz Builders, Inc.	\$36,144.00	\$36,144.00
BP-74133	Plastic Roof Panels	Bid ABI	2/15/2024	2	1	2	1		Extech Exterior Technologies Inc.	\$31,445.00	\$31,445.00
BP-77200	Roof Accessories	Bid ABI	2/15/2024	1		1	1		Arntz Builders, Inc.	\$68,245.00	\$57,706.00
BP-092116	Drywall	Bid ABI	2/15/2024	1	1	1	1		Northbay Drywall And Construction	\$54,500.00	\$54,500.00
BP-99113	Painting	Bid ABI	2/15/2024	4	3	3	2		Jerry Thompson & Sons Painting	\$203,000.00	\$559,100.00
BP-321723	Striping, Parking Bumpers & ADA Signage	Bid ABI	1/12/2024	5	3	3	3		Striping Graphics	\$10,461.00	\$10,461.00
BP-Appendix A	Abatement	Bid ABI	2/15/2024	3		3	3		B & M Tear Off	\$49,060.00	\$49,060.00
BP-GC	General Conditions	Bid ABI	2/15/2024						Arntz Builders, Inc.	\$49,060.00	\$391,000.00
<b>Total</b>				<b>66</b>	<b>34</b>	<b>38</b>	<b>36</b>	<b>\$0.00</b>		<b>\$15,170,166.33</b>	<b>\$15,855,717.33</b>

## Pre-Con Costs, Ammendment# 1 , Fee, Cont. & Insurances

Number	Description	Calculation Type	Calculation	Amount
<b>Pre-Con, Amm. #1 &amp; Fee</b>				
	Original Contract/Pre-Construction Services/Amendment #1	Lump sum		\$1,137,010
	Mark-Up (4%)	Percentage	4.00%	\$15,855,717.33
<b>Contingency</b>				
	Unforeseen Dry Rot	Lump sum		\$52,500
	Design Changes & Scope Modifications	Lump sum		\$150,000
	Owner Contingency (4%)	Percentage	4.00%	\$634,228.69
<b>Insurance</b>				
	Bonds & Insurance (2%)	Percentage	2.00%	\$18,463,684.72
<b>Total</b>				<b>\$2,977,241.08</b>

## Forecasted Project Cost

**\$18,832,958.41**

### Major Scope Changes

- Fall Protection
- Painting Duct Work
- BAF @ Bldg B
- Added Split System
- New Controls Throughout
- Added Unit Heater
- Abatement & Flooring in Cooridors
- Tree Trimming
- Facelift @ Roll Door