

Second Amendment to

Exhibit A

To the Facilities Lease Between Arntz Builders, Inc. and Santa Rosa High & Elementary School District Office & Education Center - Central Receiving Warehouse Project

WHEREAS, on or about April 24, 2024, Arntz Builders, Inc. ("Arntz") and Santa Rosa High School and Elementary School Districts ("District") entered into a Facilities Lease ("Facilities Lease") relating to certain work to be performed for the District's Central Receiving Warehouse Project ("Project");

WHEREAS, to expedite the schedule and help avoid weather delays during the heavy earthwork described in Exhibit A, the "Civil & Underground Package" must be scheduled at this time to maintain the project timeline; WHEREAS, for Arntz to begin the Civil & Underground Package, it needs a contractual commitment from the District to ensure that it will be compensated for the work; and

WHEREAS, Arntz would like to perform this work, as described in the plans and specifications provided by the District for the Project.

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 for the Civil & Underground Package, as set forth in Exhibit A.
2. Directs the District Superintendent or designee to issue the Contractor a Notice to Proceed for the Work described in Exhibit A.
3. 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 HIGH SCHOOL & ELEMENTARY SCHOOL DISTRICT,
school districts organized and existing under the laws of the State of California

By: _____
Date: _____

ARNTZ BUILDERS, INC.
By: _____
Date: _____

Exhibit A

SRCS District Warehouse (GMP Amendment #2)

Project Lead: David Arntz (darntz@arntzbuilders.com)

Project Location: 211 Ridgway Avenue, Santa Rosa, CA 95401, United States of America

Bid Packages											
Number	Name	Lead	Bids Due	Companies	Viewed	Bidding	Bids	Estimated Cost	Soft Awarded Company	Leveled Bid	Forecast
11	Forklift	David Arntz	6/18/2024	1		1	1		Crown	\$78,630.82	\$78,630.82
11.1	Data Center Equipment	David Arntz	6/18/2024	1		1	1		Development Group	\$137,643.32	\$137,643.32
31,33	Grading, Off-Haul, UG Utilities, AC Paving	David Arntz	8/20/2024	3		2	2		Engelke Construction, Inc	\$1,545,375.00	\$1,545,375.00
Total				5	0	4	4	\$0.00		\$1,761,649.14	\$1,761,649.14

Arntz Builders, Inc.'s Costs											
Number	Description	Calculation Type Calculation								Amount	
General Conditions											
Contingency											
	Owner Contingency							Percentage	5.00%	\$1,761,649.14	\$88,082.46
Allowances											\$100,000.00
	Unsuitable Soils							Lump sum		\$100,000.00	\$100,000.00
Fees											\$70,465.97
	OH&P							Percentage	4.00%	\$1,761,649.14	\$70,465.97
Insurance											\$35,232.98
	Bonds & Insurances							Percentage	2.00%	\$1,761,649.14	\$35,232.98
Total											\$293,781.41

Forecasted Project Cost	\$2,055,430.55
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