

**Third 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 complete the construction of the Central Receiving Warehouse, Exhibit A, the "Final Construction Document Package" must be scheduled at this time to complete the project; WHEREAS, for Arntz to begin the Final Construction Document 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 Final Construction Document 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 Third 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 Office Warehouse Lease-Leaseback

Project Lead: Bid ABI (bid@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	Levelled Bid	Forecast
33	Site Utilities	Bid ABI	10/8/2024	1	1	1	1		Arronaut Constructors	\$338,458.00	\$338,458.00
11161	Dock Leveler	Bid ABI	10/8/2024	1	1	1	1		Casco Equipment	\$23,485.50	\$23,485.50
01010	Final Clean & Housekeeping	Bid ABI	10/8/2024	1	1	1	1		Arntz Builders, Inc.	\$35,200.00	\$35,200.00
122413	Roller Shades	Bid ABI	10/8/2024	1	1	1	1		Arntz Builders, Inc.	NIC	NIC
02	Demo & Abate Old D.O. & I.T.	Bid ABI	10/8/2024	2	2	2	2		Asbestos Management Group of California, Inc.	\$183,000.00	\$183,000.00
3, 321600, 321726	Structural & Site concrete/Rebar	Bid ABI	10/8/2024	3	3	2	2		R.E. Maher Inc.	\$609,542.00	\$609,542.00
5	Metal Building Erection	Bid ABI	10/8/2024	1	1	1	1		Skvline Steel Erectors	\$384,365.00	\$384,365.00
21	Fire Protection	Bid ABI	10/8/2024	5	5	2	2		Hudock Fire Protection	\$103,050.00	\$103,050.00
22	Plumbing	Bid ABI	10/8/2024	5	5	5	5		Allied Heating & Air Conditioning Co., Inc.	\$180,503.00	\$180,503.00
23	HVAC	Bid ABI	10/8/2024	8	6	4	4		Simson Sheet Metal, Inc.	\$347,028.00	\$347,028.00
28	Access Control, Card Readers & Security	Bid ABI	10/8/2024	2	1	2	2		Access Systems, Inc.	\$44,401.00	\$44,401.00
055000, 055200	Misc Metals & Railings	Bid ABI	10/8/2024	3	3	3	3		Ahborn Structural Steel, Inc	\$55,365.00	\$55,365.00
060560, 064116	Cabinets & Countertops	Bid ABI	10/8/2024	6	5	4	3		B K Mill + Fixtures	\$60,980.00	\$60,980.00
072116	Insulation	Bid ABI	10/8/2024	4	4	3	3		West Coast Insulation, Inc.	\$9,250.00	\$9,250.00
072640	Water Vapor Emission Control System	Bid ABI	10/8/2024	6					NIC	NIC	NIC
081313, 087100	Hollow Metal Doors & Hardware	Bid ABI	10/8/2024	6	4	3	3		Hardware Tech Inc.	\$78,572.00	\$78,572.00
083323	Overhead Coiling Doors	Bid ABI	10/8/2024	5	5	5	5		Industrial Door Company	\$104,450.00	\$104,450.00
085113, 086200	Glazing, Aluminum Windows & Unit Skylights	Bid ABI	10/8/2024	4	4	4	3		Redhawk Glass	\$50,119.00	\$50,119.00
092914	Non-Structural Metal Stud Framing & Drywall	Bid ABI	10/8/2024	5	3	2	2		Northbay Drywall And Construction	\$231,346.00	\$231,346.00
093013	Ceramic Tile	Bid ABI	10/8/2024	8	3	2	2		National Ceramic Tile & Stone, Corp.	\$23,370.00	\$23,370.00
093014, 096800	Flooring	Bid ABI	10/8/2024	4	3	2	2		Ellis Flooring Inc.	\$27,975.00	\$27,975.00
095300	Acoustic Ceiling Suspension Assemblies	Bid ABI	10/8/2024	4	4	4	4		Cal West Acoustics	\$30,637.00	\$30,637.00
096701, 099723	Epoxy Flooring & Concrete Sealer	Bid ABI	10/8/2024	5	1	1	1		RP Coatings	\$30,277.00	\$30,277.00
099100	Painting	Bid ABI	10/8/2024	4	3	3	3		KBI Painting, Inc.	\$50,295.00	\$50,295.00
101400	Signage	Bid ABI	10/8/2024	8	4	2	2		A Good Sign and Graphics Co.	\$3,700.00	\$3,700.00
102800	Toilet Accessories	Bid ABI	10/8/2024	5	4	4	4		Specialties Direct	\$5,527.00	\$5,527.00
104400	Fire Extinguishers & Cabinets	Bid ABI	10/8/2024	4	1	1	1		Arntz Builders, Inc.	NIC	NIC
105629	Pallet Racking	Bid ABI	10/8/2024	1	1	1	1		Crown Lift Trucks	\$72,724.50	\$72,724.50
212200	Clean Agent Fire Suppression Systems	Bid ABI	10/8/2024	2	1	1	1		Intelli-Tech	\$62,880.00	\$62,880.00
321223	Pavement Marking & Signs	Bid ABI	10/8/2024	4	2	2	2		Striping Graphics	\$5,400.00	\$5,400.00
323113, 323114	Fences & Gates	Bid ABI	10/8/2024	6	4	3	3		Ahborn Fence & Steel	\$101,250.00	\$101,250.00
328400, 329000	Landscaping	Bid ABI	10/8/2024	4	3	1	1		Nearly Landscape Inc.	\$287,930.00	\$287,930.00
Division 26, 27	Electrical	Bid ABI	10/8/2024	8	7	4	4		Northern Electric, Inc.	\$748,900.00	\$748,900.00
	<b>Total</b>			<b>136</b>	<b>93</b>	<b>77</b>	<b>75</b>	<b>\$0.00</b>		<b>\$4,289,980.00</b>	<b>\$4,289,980.00</b>

Arntz Builders, Inc.'s Costs											
Number	Description	Calculation Type						Calculation		Amount	
<b>General Conditions</b>											
	General Conditions	Lump sum						\$130,000		\$130,000.00	
	OH&P	Percentage						4.00%		\$4,419,980.00	
										\$176,799.20	
<b>Insurance</b>											
	Bonds & Insurance	Percentage						2.00%		\$4,419,980.00	
										\$88,399.60	
<b>Contingency</b>											
	SRCS Project Contingency	Percentage						5.00%		\$4,289,980.00	
	Contractor Allowances	Lump sum						\$241,735		\$241,735.00	
										\$214,489.00	
	<b>Total</b>									<b>\$851,432.80</b>	
<b>Forecasted Project Cost</b>											<b>\$5,141,412.80</b>