

**AMENDMENT NO. 1 TO FACILITIES LEASE
BY AND BETWEEN
TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
AND
CORE CONSTRUCTION INC., DBA CORE WEST INC.**

This Amendment No. 1 to the Facilities Lease ("Amendment No.1") is made and entered into this April 26, 2023 ("Effective Date") by and between the Tahoe Truckee Unified School District ("District") and CORE Construction Inc., dba CORE West Inc. ("Developer") (collectively, the "Parties") as follows:

RECITALS

WHEREAS, the Parties entered into a Facilities Lease, dated August 3, 2022, pertaining to the **North Tahoe School and North Tahoe High School Project** ("Project") at 2945 Polaris Rd., Tahoe City, California 96145 ("Project Site").

WHEREAS, due to time constraints and to enable work to proceed during the summer school break, to avoid additional potential delays attributable to adverse weather impacts, and to ensure timely Project completion, the Parties now desire to expedite the preparation of shop drawings and submittals and procurement of certain long lead materials and equipment including, without limitation and

NOW, THEREFORE, the Parties agree as follows:

Section I. Amendment to Facilities Lease.

The first paragraph of Section 10.4 of the Facilities Lease is amended and replaced with the following:

10.4 Compensation to Developer for Preconstruction Services

The district agrees to reimburse the Developer in the total amount not to exceed **Four Hundred Six Thousand One Hundred Seventy-Three Dollars (\$406,173.00)**, for the performance of services contemplated by this Agreement see Exhibit "A". Developer shall be paid monthly for the actual fees and allowed costs and expenses for all time and materials required and expended for work requested and specified by the District as completed. Said amount shall be paid within thirty (30) days upon submittal to and verification by the District of a monthly billing statement showing completion of the tasks for that month on a line item basis. In the event Developer and District continue with the lease/leaseback agreements for the development of the Project, this compensation for services rendered will be included as part of the Guaranteed Maximum Price ("GMP") to be paid to Developer by District.

[CONTINUES ON NEXT PAGE]

Section II. All Other Provisions Reaffirmed.

All other provisions of the Facilities Lease shall remain in full force and effect and are hereby reaffirmed. If there is any conflict between this Amendment No. 1 and any provision of the Facilities Lease or any prior amendment thereto, the provisions of this Amendment No. 1 shall control.

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 1 to the Facilities Lease to be executed by their respective officers who are duly authorized, as of the Effective Date.

ACCEPTED AND AGREED on the date indicated below:

Dated: _____, 2023

Dated: _____, 2023

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT

CORE CONSTRUCTION INC., DBA CORE WEST INC.

By: _____

By: _____

Name: Mrs. Carmen Diaz Ghysels

Name: _____

Title: Superintendent/CLO

Title: _____

Exhibit "A"



11601 Blocker Dr. Suite 215
Auburn, CA 95603
T 530.883.8250

April 14, 2023

To: Tahoe Truckee Unified School District
Attn: Rob Koster

Re: TTUSD North Tahoe Campus Modernization – Proposal for Preconstruction Amendment #1

In order to meet the intended North Tahoe Campus Modernization Increment 1 schedule, procurement of long-lead equipment and materials is recommended to begin prior to final DSA approval. CORE proposes to procure equipment and materials for the following scope per the Increment 1 DSA Submittal Set Drawings & Specifications dated February 1, 2023 for the lump sum price of **\$406,173**.

Exterior Paint:

Paint – Submittals and Warranty Pre-Construction Site Walk	\$30,000
General Conditions – Submittal Review and Procurement	\$14,500
Lease Lease Back Fee	\$1,891

Cafeteria:

Countertops located at exterior of Cafeteria – Materials & Fabrication	\$32,100
Flooring – Materials only	\$76,078
Acoustical Panels – Submittals & Materials	\$66,150
General Conditions – Submittal Review and Procurement	\$20,000
Lease Lease Back Fee	\$8,259

ADA Lifts:

Structural Steel – Shop Drawings & Material	\$21,600
Doors, Frames & Hardware – 4 EA	\$14,561
ADA Lifts – 2 EA Garaventa Vertical Wheelchair Lifts	\$94,626
General Conditions – Submittal Review and Procurement	\$20,000
Lease Lease Back Fee	\$6,408

Total **\$406,173**

Thank you for your consideration. Please do not hesitate to reach out with any questions.

Sincerely,
Kristin Borrego
CORE Construction