

**FOURTH AMENDMENT TO FACILITIES LEASE
BY AND BETWEEN
TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
AND
CORE CONSTRUCTION, INC. dba CORE CONTRUCTION MANAGEMENT**

This Fourth Amendment to the Facilities Lease ("Amendment") is made and entered into on **May 5, 2021** ("Effective Date") by and between the **Tahoe Truckee Unified School District** ("District") and **CORE Construction, Inc. dba CORE Construction Management** ("Developer") (collectively, the "Parties") as follows:

RECITALS

WHEREAS, the Parties entered into a Facilities Lease, dated **April 3, 2019**, pertaining to the **Truckee High School Modernization Increment 2 Project** ("Project") at Truckee High School, located at 11725 Donner Pass Road, Truckee, CA 96161, ("Project Site");

WHEREAS, the Parties entered into First Amendment to the Facilities Lease, entered into on **June 5, 2019**, to revise documents and allowances, and list the clarifications that are the basis for the GMP;

WHEREAS, the Parties entered into Second Amendment to the Facilities Lease, entered into on June 20, 2019, to revise documents and allowances, and list the clarifications that are the basis for the GMP;

WHEREAS, the Parties entered into an Amendment to the Facilities Lease, on **December 18, 2020**, extending the Contract Time to Six-Hundred and Five (**605**) calendar days, commencing on **June 5, 2019** and ending with completion of the Work no later than **January 30, 2021**; and

WHEREAS, the Parties now desire to amend and supplement the Facilities Lease to extend the Contract Time **Six-Hundred and Ninety-Three (693) calendar days**, commencing on **June 5, 2019** and ending with completion of the Work, which will occur no later than **April 28, 2021** ("Contract Time").

WHEREAS, the Parties now desire to amend and supplement the Facilities Lease to among other things, establish a Guaranteed Maximum Price for the Project of **THIRTY-THREE MILLION, SIX HUNDRED AND TWENTY-FOUR THOUSAND, SEVEN HUNDRED AND FORTY-EIGHT DOLLARS (\$33,624,748)**.

NOW, THEREFORE, the Parties agree as follows:

Section I. Fifth Amendment of Facilities Lease

1. **Exhibit C, ATTACHMENT 2** (Guaranteed Maximum Price) to the Facilities Lease is amended and supplemented such that the existing Exhibit C, Attachment 2 is struck and replaced with the amended Exhibit C, Attachment 2, which is attached hereto as **EXHIBIT**

"1" and incorporated herein by this reference. All references to Exhibit C in the Facilities Lease shall mean and refer to Exhibit "1" hereto.

The Parties expressly acknowledge and agree that this amendment is intended to and does change payment provisions for the Project under the Facilities Lease including, but not limited to, the amount of Tenant Improvement Payments and amount of Lease Payments.

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 Fifth Amendment and any provision of the Facilities Lease or any prior amendment thereto, the provisions of this Amendment shall control.

IN WITNESS WHEREOF, the Parties have caused this Fifth Amendment 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: _____, 2021

DATED: _____, 2021

Tahoe Truckee Unified School District

**CORE Construction, Inc. dba CORE
Construction Management**

By: _____

Mrs. Carmen Diaz Ghysels
Superintendent/CLO

By: _____

Mr. Seth Maurer
President

EXHIBIT 1

GUARANTEED MAXIMUM PRICE AND OTHER PROJECT COST, FUNDING, AND PAYMENT PROVISIONS



Project:	Truckee High School Modernization Increment 2 Project
Client:	Tahoe Truckee Unified School District
Architect:	DLR Group

COST OF WORK		
TRADES	Base Price	Revised Cost of Work
DEMOLITION/ OFF-SITE INFRASTRUCTURE	\$2,724,492	\$3,004,552
SITE WORK (ROUGH)	\$2,320,923	\$2,329,994
Site Work Finish	\$1,004,606	\$846,835
STRUCTURE	\$3,105,257	\$3,143,879
ENCLOSURE	\$2,596,940	\$2,770,224
INTERIOR FINISHES	\$5,200,401	\$7,245,923
SPECIALTIES	\$306,658	\$248,921
EQUIPMENT	\$381,716	\$385,051
MP&E SYSTEMS	\$9,905,377	\$9,618,387
Subtotal (with Direct Costs)	\$27,546,370	\$29,593,766

CONTINGENCIES & ALLOWANCES	Base Price	
LLB Contingency	\$964,123	Costs of authorized uses are included in cost of work above.
Design Contingency	\$826,391	
Allowance #1: Snow Removal	\$80,000	
Allowance #2: Temp Heating and Enclosure	\$127,000	
Allowance #3: Extended General Conditions	\$0	See Contingency and Allowance summary below.
Allowance #4: Fireproofing	\$753,100	
Allowance #5: Lead Paint Abatement	\$281,386	
Allowance #6: Fireproofing Abatement	\$98,400	
Subtotal (with Contingencies & Allowances)	\$30,676,770	\$29,593,766

GENERAL REQUIREMENTS	Base Price	Revised Cost of Work
General Conditions	\$1,800,606	\$1,811,056
Warranty Service	\$153,384	\$153,384
LLB Finance Fee (based on a 3 month buyout of lease)	\$30,041	\$0
CA State Income Taxes	\$157,697	\$157,697
Subtotal (with General Requirements)	\$32,818,498	\$31,715,903

FEE		
CONTRACTOR'S FEE	Base Price	Revised Cost of Work
LLB Entity Fee (3.75% of Revised Cost of Work)	\$1,230,694	\$1,189,346
CA State Taxes	\$18,460	\$17,840
Subtotal (with FEE)	\$34,067,652	\$32,923,090

SOFT COSTS		
INSURANCE, BONDS, AND BUILDERS RISK		
	Base Price	Revised Cost of Work
General Liability	\$383,890	\$348,991
Payment and Performance Bond	\$235,839	\$256,513
Builders Risk Insurance	\$211,697	\$96,154
GMP Reconciliation Total (Prior to Final Change Order)	\$34,899,078	\$33,624,748

Change Orders to Prime Contract		
Change Order #1 - Final Deductive Change Order	-\$1,274,330	\$0
Final Contract Reconciliation	\$33,624,748	\$33,624,748

Executive Summary				
Original GMP	Original Cost of Work	Revised Cost of Work	Final Deductive Change Order	Final Contract Amount
\$34,899,078	\$32,818,498	\$31,715,903	(\$1,274,330)	\$33,624,748



TTUSD - Truckee High School Modernization - Increment 2 Allowance Summary

DESCRIPTION	DEVELOPER CONTINGENCY	DESIGN CONTINGENCY	SNOW REMOVAL ALLOWANCE	TBWP HEAT & ENCLOSURE ALLOWANCE	FIREPROOFING ALLOWANCE	LEAD PAINT ABATEMENT ALLOWANCE	PREPROOFING ABATEMENT ALLOWANCE
Original Amount	\$ 964,129.00	\$ 826,991.00	\$ 80,000.00	\$ 127,000.00	\$ 753,100.00	\$ 281,586.00	\$ 98,400.00
Approved Uses	\$ (653,448.69)	\$ (1,129,587.88)	\$ (40,665.03)	\$ (279,576.01)	\$ (135,764.70)	\$ (334,123.58)	\$ -
Remaining Balance	\$ 310,680.31	\$ (302,596.88)	\$ 39,334.97	\$ (152,576.01)	\$ 617,335.30	\$ (52,739.58)	\$ 98,400.00

\$ 562,782.11