# 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:

DATE	ED:	_, 2021	DATE	D:	, 2021
Taho	oe Truckee Unified Sc	hool District		E Construction, Ind struction Managem	
Ву:			By:		
	Mrs. Carmen Diaz Ghy	sels		Mr. Seth Maurer	
	Superintendent/CLO			President	

## EXHIBIT 1

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

SITE WORK (ROUGH)         \$2,320,923         \$           Site Work Finish         \$1,004,606         \$           STRUCTURE         \$3,105,257         \$           ENCLOSURE         \$2,596,940         \$           INTERIOR FINISHES         \$5,200,401         \$           SPECIALTIES         \$306,658         \$           EQUIPMENT         \$381,716         \$           MP&E SYSTEMS         \$9,905,377         \$           Subtotal (with Direct Costs)         \$27,546,370         \$           CONTINGENCIES & ALLOWANCES         Base Price         \$           LLB Contingency         \$964,123         Costs of a uses are in cost of working and cost of a cost of working and cost of working and cost of working and cost of working and cost of a cost of working and cost of wo	ject
COST OF WORK  TRADES  DEMOLITION/ OFF-SITE INFRASTRUCTURE  S17E WORK (ROUGH)  S12,320,923  S15E WORK Finish  S1,004,606  STRUCTURE  S1,1004,606  STRUCTURE  S1,596,940  S2,596,940  S2,596,940  S3,105,257  ENCLOSURE  S2,596,940  S1,596,940  S1,596,940  S2,596,940  S1,596,940  S2,596,940  S2,596,940  S2,596,940  S3,306,58  EQUIPMENT  S1,386,317  S2,596,940  S2,596,940  S3,386,76,370  S2,596,940  S3,386  LLB Contingency  S2,596,940  S3,386  S4,9905,377  S2,596,940  S3,386  LLB Contingency  S2,596,940  S3,386  S2,596,940  S3,386  S4,100  S4,	
TRADES  DEMOLITION/ OFF-SITE INFRASTRUCTURE  S1TE WORK (ROUGH)  S1TE WORK (ROUGH)  S1TE WORK Finish  S1,004,606  STRUCTURE  S2,320,923  S1TE WORK Finish  S1,004,606  STRUCTURE  S2,596,940  S1TE WORK FINISHES  S2,596,940  S3,1716  MP&E SYSTEMS  S2,7546,370  S2,600  CONTINGENCIES & ALLOWANCES  Base Price  LLB Contingency  S26,391  Allowance #1: Snow Removal  Allowance #2: Temp Heating and Enclosure  Allowance #3: Extended General Conditions  S20  Allowance #3: Extended General Conditions  S40  Allowance #3: Extended General Conditions  S40  Allowance #4: Fireproofing  S753,100  Allowance #5: Lead Paint Abatement  S281,386  Allowance #6: Fireproofing Abatement  S281,386  Allowance #6: Fireproofing Abatement  S281,386  Allowance #6: Fireproofing Abatement  S281,386  S40,000  S	iroup
TRADES  DEMOLITION/ OFF-SITE INFRASTRUCTURE  S17E WORK (ROUGH)  S1004,606  STRUCTURE  S1,004,606  STRUCTURE  S2,320,923  S18E Work Finish  S1,004,606  STRUCTURE  S2,596,940  S1015,257  ENCLOSURE  S2,596,940  S1015,257  ENCLOSURE  S2,596,940  S1015,200,401  S2016,388  EQUIPMENT  S381,716  MP&E SYSTEMS  S9,905,377  Subtotal (with Direct Costs)  CONTINGENCIES & ALLOWANCES  LLB Contingency  Design Contingency  Allowance #1: Snow Removal  Allowance #2: Temp Heating and Enclosure  Allowance #3: Extended General Conditions  Allowance #4: Fireproofing  Allowance #5: Lead Paint Abatement  Subtotal (with Contingencies & Allowances)  S200,041  S213,386  S226,391  S231,386  S240,041  S251,386  S260,070  S260,770  S275,300  S275,	
DEMOLITION/ OFF-SITE INFRASTRUCTURE  SITE WORK (ROUGH)  SITE WORK (ROUGH)  SITE WORK Finish  SIL,004,606  STRUCTURE  SITE WORK Finish  SIL,004,606  STRUCTURE  SILLE SILLES  CONTINGENCIES & ALLOWANCES  Base Price  LILES  LILES  LILES  LILES  LILES  LILES  SILLES  LILES  SILLES  SILLES  COST OF MORE  SILLES  SILLES  SILLES  SILLES  SILLES  COST OF MORE  SILLES  SILL	of Work
SITE WORK (ROUGH)         \$2,320,923         \$           SITE WORK Finish         \$1,004,606         \$           STRUCTURE         \$3,105,257         \$           ENCLOSURE         \$2,596,940         \$           INTERIOR FINISHES         \$5,200,401         \$           SPECIALTIES         \$306,658         \$           EQUIPMENT         \$381,716         \$           MP&E SYSTEMS         \$9,905,377         \$           Subtotal (with Direct Costs)         \$27,546,370         \$           CONTINGENCIES & ALLOWANCES         Base Price         \$           LLB Contingency         \$964,123         Costs of a uses are in cost of work and cost of work an	3,004,552
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Subtotal (with General Requirements) \$32,818,498 \$ FEE	\$153,384
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CONTRACTOR'S FEE Base Price Revised Cost	\$0 \$157,697
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