



**DATE:** May 5, 2021

**TO:** Board of Education

**FROM:** Mrs. Carmen Diaz Ghysels, Superintendent Chief Learning Officer

**SUBJECT:** Approve Lease-Leaseback Closeout for CORE Construction, Inc.  
Agreement #19-37-01 for the Truckee High School Modernization Inc.  
2 Project

**PRESENTED BY:** Jorge Rojas, Director of Facilities, Maintenance, and Operations

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### **ACTION REQUESTED**

Approve Amendment #03 and 04 to the CORE Construction, Inc. Agreement #19-37-01 for the Truckee High School Modernization Inc. 2 project and accept the completion of the project

### **BACKGROUND INFORMATION**

On April 3, 2019, Tahoe Truckee Unified School District entered into a Lease-Leaseback Agreement #19-37-01 with CORE Construction, Inc. for the Truckee High School Modernization Inc. 2 Project with a Guaranteed Maximum Price of \$34,899,078.

As part of the Lease-Leaseback delivery method closeout process, staff has prepared three documents necessary to complete the construction phase and the start of the Lease term described in the project documents.

- 1) Amendment #03 to the original agreement with CORE Construction extends the Contract Time from November 20, 2020, to a completion date of April 28, 2021. The additional extension of time was necessary to address mechanical design upgrades needed for the proper operation of the facility.
- 2) Amendment #04 to the original agreement with CORE Construction, Inc. is a deductive change order revising the Guaranteed Maximum Price (GMP). CORE Construction, Inc. and the rest of the project team completed the scope of work for less than the budget allocated for the project. The revised GMP of \$33,624,748 provides the District with \$1,274,330 in savings from the allocated project budget.

- 3) The entire scope of work has been completed to the satisfaction of the District. Pursuant to Section-20 of the Facilities Lease, the District will need to accept the completion of the Project per the attached Notice of Completion (NOC). Staff will then file the NOC with Nevada County.

Following the recording of the NOC by the County, staff will bring to the Board a Resolution to Accept Agreement Termination of Leases and the Termination of Agreement for the completion of the project.

**RESOURCES REQUIRED:** N/A

**PREPARED BY:** Rose Green, Administrative Assistant – Facilities

**Attachments:**

THS Inc 2 - CORE Amendment 19-37-01 A3

THS Inc 2 - CORE Amendment 19-37-01 A4

THS Inc 2 - CORE 19-37-01 Notice of Completion