

**Addendum A to Exhibit A
to the Facilities Lease**

**Increment I: GUARANTEED MAXIMUM PRICE, CONTINGENCY,
FINAL SCHEDULE MILESTONES, AND EXCLUSIONS**

The Parties acknowledge that construction of the Project will be divided into three increments, the collective cost of which constitutes the final GMP. Therefore, the Parties anticipate approving this Exhibit A in three stages, with each approval phase addressing the scope, cost and time for the increment, and culminating in a total Project GMP.

The Parties have negotiated the Increment I GMP for the first increment of work to be completed for the Project, including site utility work, electrical work, demolition, grading, paving landscape repair and classroom improvements as shown in the attached spreadsheet ("Increment I"). The Increment I GMP is \$8,025,051.69 and includes all general condition expenses for the entirety of the Project. Information supporting the GMP is listed below. The Parties hereby amend the Agreement in accordance with this Addendum to add the Increment I GMP.

DRAWINGS INDEX AND SPECIFICATIONS

The following plans and specifications are included and incorporated herein by reference.

(Exhibit A)

GMP Spreadsheet (Schedule of Values, including Overhead and Profit margins for Contractor and all subcontractors)

(Exhibit B)

Any exclusions to the GMP shall be listed upon finalization of the GMP.

Schedule

(Exhibit C)

[signatures on the following page]

IN WITNESS WHEREOF, the parties hereto have caused this Addendum A to Exhibit A of the Facilities Lease to be executed by their respective duly authorized officers, to be effective as of the day and year first written above.

PERRIS UNION HIGH SCHOOL DISTRICT,
a school district organized and existing under the laws
of the State of California

By: _____

Date: _____

PAUL C. MILLER CONSTRUCTION CO., INC.
a California corporation

By: _____

Date: _____

By: _____

Date: _____



Perris High School - Increment #1

GMP Summary

5-Mar-20

		ESTIMATE	NOTES
GMP Summary			
ITEM#	DESCRIPTION	ESTIMATE	NOTES
1	Category #18 - Site Utility Work	\$ 243,000.00	ProCraft
2	Category #19 - Electrical and Low Voltage	\$ 2,319,700.00	RPE
3	Contractor Performed Work		
3a	Site Demo / Grading	\$ 78,824.00	
3b	Site Concrete	\$ 42,130.70	
3c	Site AC Paving	\$ 34,501.50	
3d	Landscaping Repairs	\$ 30,000.00	
3e	Classroom Improvements	\$ 50,000.00	ROM
4	General Conditions	\$ 4,420,000.00	6.5% of 68Million
5	Construction Subtotal	\$ 7,218,156.20	Subtotal Lines 1-4
6	Bonds and Insurance	\$ 173,235.75	2.40%
7	Lease/Lease Back Fee	\$ 360,907.81	5%
8	Mark-up on Subcontract Work	\$ 256,270.00	10%
9	Mark-up on Self-Performed Work	\$ 16,481.93	7%
10	Miller GMP	\$ 8,025,051.69	Total Cost Items 5-10
TOTAL		\$ 8,025,051.69	

Financial Cost

Estimated Financed Amount is anticipated to be less than five percent (5%) of the GMP over twelve (12) months. State the Firm's proposed interest for this Project.

2.50%

Accessories / Optional Products/Modifications

ITEM#	DESCRIPTION	UNIT	AMOUNT
1		EACH	
2		EACH	
3		EACH	
4		EACH	



Perris High School Increment 1 RPE

	Footage	Unit	Unit Cost	L.U.C	T.U.C.	Labor Total	Material total	Material total	Hours	Job Totals	Cost Codes
Sheet C001 Site Demo											
Demo Grass	5000	Sq Ft	0.75	0.50	1.25	\$ 2,500.00	\$ 3,750.00		30.86		
Demo Concrete Sheet CO-2.2	920	Sq Ft	2.00	2.00	4.00	\$ 1,840.00	\$ 1,840.00		22.72		
Demo Concrete Sheet PO-1.0	650	Sq Ft	2.00	2.00	4.00	\$ 1,300.00	\$ 1,300.00		16.05		
Demo Asphalt Sheet PO-1.0	932	Sq Ft	1.50	1.50	3.00	\$ 1,398.00	\$ 1,398.00		17.26		
Demo Concrete Sheet EO-1.1	2400	Sq Ft	2.00	2.00	4.00	\$ 4,800.00	\$ 4,800.00		59.26		
Demo AC Paving Sheet EO-1.1	0	Sq Ft	1.50	1.50	3.00	\$ -	\$ -		0.00		
Demo Concrete Sheet EO-1.2	670	Sq Ft	2.00	2.00	4.00	\$ 1,340.00	\$ 1,340.00		16.54		
Demo AC Paving Sheet EO-1.2	3500	Sq Ft	1.50	1.50	3.00	\$ 5,250.00	\$ 5,250.00		64.81		
Demo Concrete Common Trench EO-1.2	1982	Sq Ft	2.00	2.00	4.00	\$ 3,964.00	\$ 3,964.00		48.94		
Demo AC Paving Common Trench EO-1.2	2600	Sq Ft	1.50	1.50	3.00	\$ 3,900.00	\$ 3,900.00		48.15		
Site Export	300	Cu Yard	25.00	25.00	50.00	\$ 7,500.00	\$ 7,500.00		92.59		
Site Demo Sub Total	18954					\$ 33,792.00	\$ 35,042.00	\$ 68,834.00	417.19		
Sheet C001 Grading											
Landscape Finish Grading Sheet EO-1.2	5000	Sq Ft	0.50	0.75	1.25	\$ 3,750.00	\$ 2,500.00		46.30		
Scarify AC Paving	70	Cu Yrds	12.00	15.00	24.00	\$ 1,050.00	\$ 840.00		12.96		
CAB AC Paving	50	Cu Yrds	12.00	25.00	24.00	\$ 1,250.00	\$ 600.00		15.43		
Grading Sub Total	5000					\$ 6,050.00	\$ 3,940.00	\$ 9,990.00	74.69		
Demo/ Grading Sub Total						\$ 39,842.00	\$ 38,982.00		491.88	\$ 78,824.00	
Concrete Paving											
Flatwork Sheet CO-2.2	266	Sq Ft	3.65	4.25	7.90	\$ 1,130.50	\$ 970.90		13.96		
Flatwork Sheet PO-1.0	625	Sq Ft	3.65	4.25	7.90	\$ 2,656.25	\$ 2,281.25		32.79		
Flatwork Sheet EO-1.1	1900	Sq Ft	3.65	4.25	7.90	\$ 8,075.00	\$ 6,935.00		99.69		
Flatwork Sheet EO-1.2	560	Sq Ft	3.65	4.25	7.90	\$ 2,380.00	\$ 2,044.00		29.38		
Flatwork Sheet EO-1.2 Common Trench	1982	Sq Ft	3.65	4.25	7.90	\$ 8,423.50	\$ 7,234.30		103.99		
Concrete Paving	5333					\$ 22,665.25	\$ 19,465.45	\$ 42,130.70	279.82		
Concrete Paving Sub Total						\$ 22,665.25	\$ 19,465.45		279.82	\$ 42,130.70	

AC Paving Temporary Sheet CO-2.2	0	Sq Ft	1.95	3.00	4.95	\$ -	\$ -		0.00		
AC Paving Permanent Sheet PO-1.1	900	Sq Ft	1.95	3.00	4.95	\$ 2,700.00	\$ 1,755.00		33.33		
AC Paving Temporary Sheet PO-1.1	120	Sq Ft	1.95	3.00	4.95	\$ 360.00	\$ 234.00		4.44		
AC Paving Temporary Sheet EO-1.1	0	Sq Ft	1.95	3.00	4.95	\$ -	\$ -		0.00		
AC Paving Permanent Sheet EO-1.2	2950	Sq Ft	1.95	3.00	4.95	\$ 8,850.00	\$ 5,752.50		109.26		
AC Paving Temporary Sheet EO-1.2	220	Sq Ft	1.95	3.00	4.95	\$ 660.00	\$ 429.00		8.15		
AC Paving Temporary Sheet EO-1.2 Common Trench	2600	Sq Ft	1.95	3.00	4.95	\$ 7,800.00	\$ 5,070.00		96.30		
Pot Holing Patches	180	Sq Ft	1.95	3.00	4.95	\$ 540.00	\$ 351.00		6.67		
AC Paving	6970					\$ 20,910.00	\$ 13,591.50	\$ 34,501.50	258.15		
AC Paving Sub Total						\$ 20,910.00	\$ 13,591.50		258.15	\$ 34,501.50	
Landscaping											
Landscape repairs	10000	Sq Ft	1.50	1.50	2.25	\$ 15,000.00	\$ 15,000.00				
Landscape Repair Total						\$ 15,000.00	\$ 15,000.00	\$ 30,000.00		\$ 30,000.00	

Site Demo/ Grading Total

\$ 78,824.00

Site Concrete Total

\$ 42,130.70

Site AC Paving Total

\$ 34,501.50

Landscaping Repairs

\$ 30,000.00

\$ 185,456.20