

Addendum C to Exhibit A to the Facilities Lease

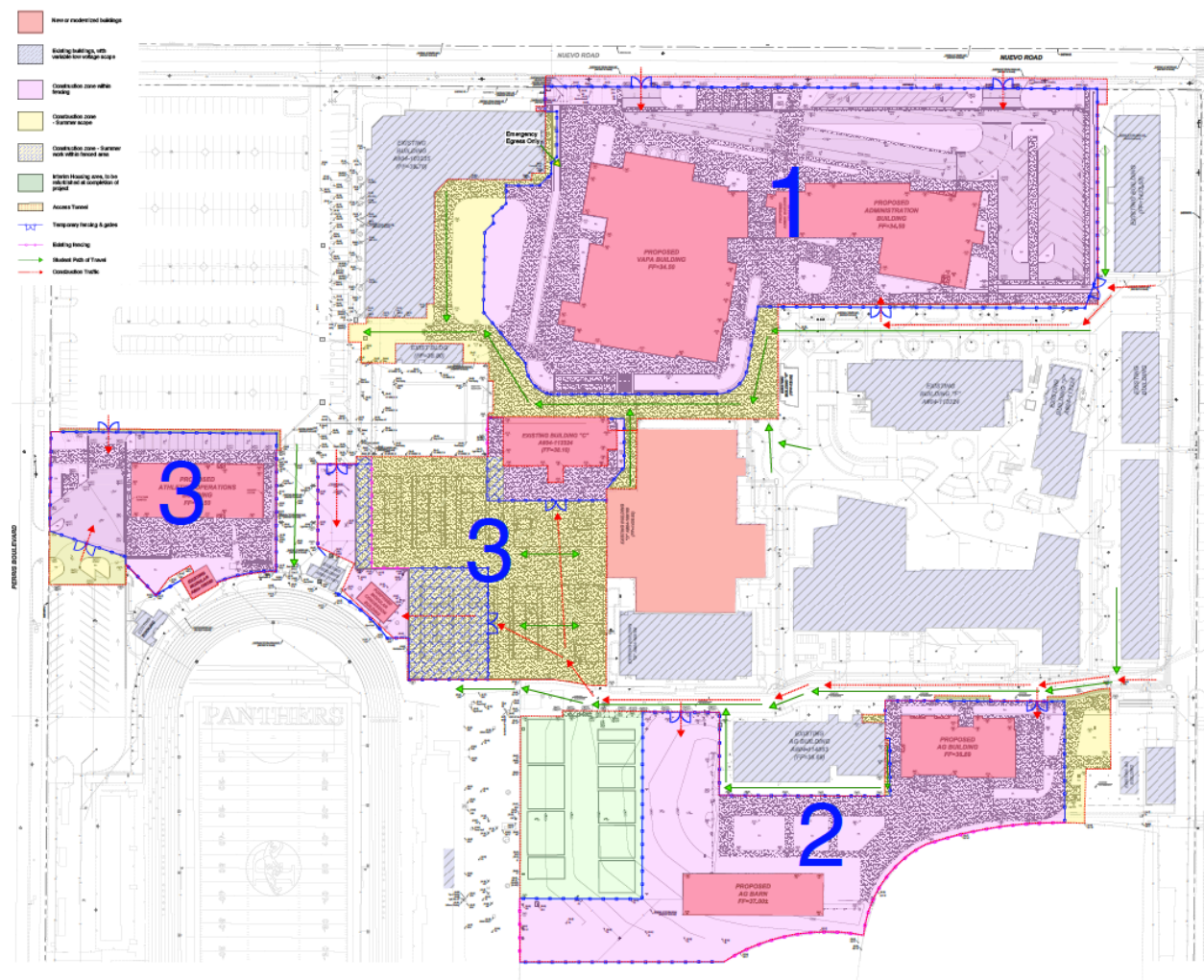
Increment 3: GUARANTEED MAXIMUM PRICE, CONTINGENCY, FINAL SCHEDULE MILESTONES, AND EXCLUSIONS

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 Increment 1 GMP of \$8,025,051.69 for the first phase of work was approved as Addendum A to this Exhibit A on March 18, 2020. The Increment 2 GMP of \$597,895.80 for the second phase of work was approved as Addendum B to this Exhibit A on June 17, 2020.

The Parties have negotiated the Increment 3 GMP for the third phase of work to be completed for the Project, the Completion Phase, as shown in the attached spreadsheet ("Increment 3"). The Increment 3 GMP is \$58,893,269.17. Information supporting the GMP is listed below. The Parties hereby amend the Agreement in accordance with this Addendum to add the Increment 3 GMP.

DRAWINGS INDEX AND SPECIFICATIONS

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



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



Perris High School - Increment #2

GMP Summary for Demolition and Abatement

8-Oct-20

GMP Summary		ESTIMATE	NOTES
ITEM#	DESCRIPTION	ESTIMATE	NOTES
1	Category #00 - Demolition and Abatement	\$ 556,700.00	American Wrecking, Inc.
2	Contractor Performed Work		
3	General Conditions	\$ -	Applied in previous GMP
5	Construction Subtotal	\$ 556,700.00	Subtotal Lines 1-4
6	Bonds and Insurance	\$ 13,360.80	2.40%
7	Lease/Lease Back Fee	\$ 27,835.00	5%
8	Mark-up on Subcontract Work	\$ -	10%
9	Mark-up on Self-Performed Work	\$ -	7%
10	Miller GMP	\$ 597,895.80	Total Cost Items 5-10
TOTAL		\$ 597,895.80	

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	

--- GMP Spreadsheet continued on next page ---

Perris High School - Increment 3 (Completion Phase)

GMP Summary

12-Oct-20

GMP Summary		ESTIMATE	NOTES
ITEM#	DESCRIPTION		
1	Category #2 - Landscaping	\$ 1,181,800.00	
2	Category #3 - Demolition, Earthwork, Concrete	\$ 7,873,000.00	
3	Category #4 - Masonry	\$ 5,055,800.00	
4	Category #5 - Structural Steel	\$ 5,094,000.00	
5	Category #7 - Gypsum, Plaster, Insulation	\$ 5,194,741.00	
6	Category #8 - Finish Carpentry & Casework	\$ 1,124,380.00	
7	Category #9 - Roofing	\$ 1,710,750.00	
8	Category #10 - Sheet Metal	\$ 1,298,000.00	
9	Category #11 - Glass & Glazing	\$ 1,053,900.00	
10	Category #12 - Ceramic Tile	\$ 502,500.00	
11	Category #13 - Acoustical Ceilings	\$ 178,625.00	
12	Category #14 - Flooring	\$ 543,103.00	
13	Category #15 - Painting	\$ 665,060.00	Alternate #1 - Add to scope
14	Category #16 - Specialties	\$ 1,796,919.00	
15	Category #17 - HVAC	\$ 3,140,000.00	
16	Category #18 - Plumbing & Site Utilities	\$ 3,184,830.00	
17	Category #19 - Electrical & Low Voltage	\$ 7,755,400.00	
18	Category #20 - Fire Suppression	\$ 365,432.00	
19	Category #21 - Doors & Hardware	\$ 764,227.00	
20	Category #22 - Fencing	\$ 1,308,615.00	Alternate #1 and #3 - Add to scope
21	Category #23 - Stage Rigging	\$ 1,169,000.00	
22	Gas Meter Relocation	\$ 143,626.63	
23	Sky Crane Construction and Engineering	\$ 111,532.25	
24	Contractor Performed Work	\$ 742,375.00	
24	General Conditions	\$ -	6.5% from Increment 1
25	District Contingency	\$ 2,099,230.28	4.00%
26	Construction Subtotal	\$ 54,835,446.16	Subtotal Lines 1-25
27	Bonds and Insurance	\$ 1,318,050.71	2.40%
28	Lease/Lease Back Fee	\$ 2,741,772.31	5%
29	Mark-up on Subcontract Work		10%
30	Mark-up on Self-Performed Work	\$ -	7%
31	Miller GMP	\$ 58,893,269.17	Total Cost Items 25-30
TOTAL		\$ 58,893,269.17	

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%

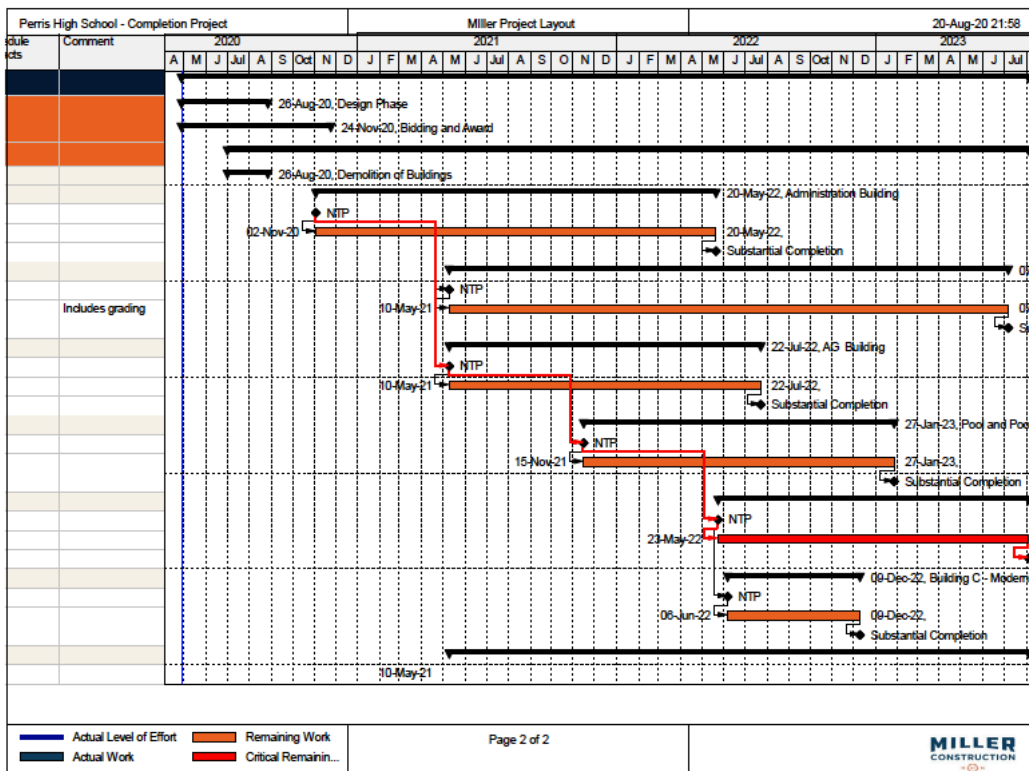
GMP Summary		ESTIMATE	NOTES
ITEM#	DESCRIPTION		
Accessories / Optional Products/Modifications			
ITEM#	DESCRIPTION - Category #22 Fencing	BIDDER	ECONO FENCE
1	Alternate Bid Condition: Provide Decorative Metal Fencing (Ameristar System) and steel gates in lieu of Ornamental Steel Fencing and Gates	\$	(15,875.00)
ITEM#	DESCRIPTION - Category #14 - Painters	BIDDER	D&M PAINTING
2	Alternate Bid Condition: (1) Existing ornamental steel fencing and gates as indicated on Sheet A1-0.2 shall receive a minimum SSPC-SP2 Power Tool Cleaning. (2) Existing ornamental steel fencing and gates as indicated on Sheet A1-0.2 shall receive a new exterior paint finish.	\$	117,000.00
ITEM#	DESCRIPTION - Category #22 Fencing	BIDDER	ECONO FENCE
3	Alternate Bid Condition: (1) Demolish existing ornamental steel fencing and gates as indicated on Sheet A1-0.2. Demolition includes (E)concrete footings. (2) Provide new Decorative Metal Fencing and new steel gates as indicated on attachment A1-0.2.	\$	734,240.00
ITEM#	DESCRIPTION - Category #10 Sheet Metal	BIDDER	RB SHEETMETAL
4	Alternate Bid Condition: Provide Panelized Translucent Skylight System in lieu of Unit Skylights.	\$	(18,500.00)

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

Schedule

Perris High School - Completion Project			Miller Project Layout			20-Aug-20 21:58			
#	Activity ID	WBS	Project Manager	Activity Name	Original Duration	Duration % Complete	Start	Finish	Sche Impa
1	Perris High School - Completion Project				856d	0%	27-Apr-20	04-Aug-23	
2	Design Phase				88d	0%	27-Apr-20	26-Aug-20	
3	Bidding and Award				152d	0%	27-Apr-20	24-Nov-20	
4	Construction				808d	0%	01-Jul-20	04-Aug-23	
5	Demolition of Buildings				41d	0%	01-Jul-20	26-Aug-20	
6	Administration Building				405d	0%	02-Nov-20	20-May-22	
7	A1230	2006a.2.3	RA	NTP	0d	0%	02-Nov-20*		
8	A1240	2006a.2.3	RA	Construction of Administration Building	405d	0%	02-Nov-20	20-May-22	
9	A1250	2006a.2.3	RA	Substantial Completion	0d	0%		20-May-22	
10	VAPA Building				565d	0%	10-May-21	07-Jul-23	
11	A1190	2006a.2.2	RA	NTP	0d	0%	10-May-21		
12	A1200	2006a.2.2	RA	Construction of VAPA	565d	0%	10-May-21	07-Jul-23	
13	A1210	2006a.2.2	RA	Substantial Completion	0d	0%		07-Jul-23	
14	AG Building				315d	0%	10-May-21	22-Jul-22	
15	A1260	2006a.2.4	RA	NTP	0d	0%	10-May-21		
16	A1270	2006a.2.4	RA	Construction of AG Building	315d	0%	10-May-21	22-Jul-22	
17	A1280	2006a.2.4	RA	Substantial Completion	0d	0%		22-Jul-22	
18	Pool and Pool Building				315d	0%	15-Nov-21	27-Jan-23	
19	A1320	2006a.2.7	RA	NTP	0d	0%	15-Nov-21		
20	A1330	2006a.2.7	RA	Construction of Pool and Pool Building	315d	0%	15-Nov-21	27-Jan-23	
21	A1370	2006a.2.7	RA	Substantial Completion	0d	0%		27-Jan-23	
22	Athletic Building				315d	0%	23-May-22	04-Aug-23	
23	A1290	2006a.2.5	RA	NTP	0d	0%	23-May-22		
24	A1300	2006a.2.5	RA	Construction of Athletic and Concession	315d	0%	23-May-22	04-Aug-23	
25	A1310	2006a.2.5	RA	Substantial Completion	0d	0%		04-Aug-23	
26	Building C - Modernization				135d	0%	06-Jun-22	09-Dec-22	
27	A1340	2006a.2.6	RA	NTP	0d	0%	06-Jun-22		
28	A1350	2006a.2.6	RA	Modernize Building C	135d	0%	06-Jun-22	09-Dec-22	
29	A1360	2006a.2.6	RA	Substantial Completion	0d	0%		09-Dec-22	
30	Sitework				585d	0%	10-May-21	04-Aug-23	
31	A1480	2006a.2.8	RA	Sitework	585d	0%	10-May-21	04-Aug-23	

█ Actual Level of Effort █ Remaining Work
█ Actual Work █ Critical Remainin...



█ Actual Level of Effort █ Remaining Work
█ Actual Work █ Critical Remainin...



IN WITNESS WHEREOF, the parties hereto have caused this Addendum C 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: _____