AMENDMENT NO. 2 TO LEASE LEASEBACK DOCUMENTS

1. FACILITIES LEASE BY AND BETWEEN JL CONSTRUCTION, AS LESSOR AND SAN LEANDRO UNIFIED SCHOOL DISTRICT AS LESSEE, DATED AS OF April 10 , 2019.

This Amendment to Lease Leaseback Documents ("Amendment") is made and entered into this 11th day of December 2019 between JL Construction ("Contractor" or "Lessor") and the San Leandro Unified School District, a California public school district located in San Leandro, California ("District" or "Lessee") (collectively, the "Parties")

RECITALS

A. WHEREAS, Developer and District entered into the following two leases pursuant to Section 17406 of the Education Code of the State of California under which Developer is to provide for construction consisting of new modular classrooms at multiple District school sites. ("Project"):

1. Site Lease by And Between San Leandro Unified School District as Lessor and JL Construction as Lessee, dated as of April 10 , 2019 ("Site Lease"); and

2. Facilities Lease by And Between JL Construction as Lessor and San Leandro Unified School District as Lessee, dated as of April 10 , 2019 ("Facilities Lease").

(Collectively, with all incorporated exhibits, the "Lease Leaseback Documents"); and

B. WHEREAS, at the time the Facilities Lease was executed, it included only the preconstruction scope of services because the plans and specifications had not been approved by the Division of The State Architect ("DSA"). DSA has now approved the plans and specifications for the Increment One construction scope of work for both the McKinley and Jefferson Elementary School sites; and

C. WHEREAS, it is now the desire and intention of the Parties to amend the Lease Leaseback Documents as set forth below.

NOW, THEREFORE, in light of the foregoing facts and in further consideration of the promises and agreements of the Parties set forth herein below, it is mutually agreed as follows:

TERMS AND CONDITIONS

Except as revised herein, all other provisions of the Lease Leaseback Documents and/or addendum shall remain in full force and effect and are reaffirmed. If there is any conflict between this Amendment and any provision of the Lease Leaseback Documents, the provisions of this Amendment shall control.

1. **EXHIBIT C-1 TO THE FACILITIES LEASE SHALL BE REPLACED WITH AMENDED EXHIBIT C-1, ATTACHED HERETO AS EXHIBIT A.**

2. **EXHIBIT C-3 TO THE FACILITIES LEASE SHALL BE REPLACED WITH AMENDED EXHIBIT C-3, ATTACHED HERETO AS EXHIBIT B.**

3. **EXCLUSIONS AND CLARIFICATIONS FOR THE GUARANTEED PROJECT COST FOR BOTH THE MCKINLEY AND JEFFERSON SITES, ATTACHED HERETO AS EXHIBIT C, SHALL BE ADDED TO EXHIBIT K TO THE FACILITIES LEASE.**

4. **THE LIST OF PLANS AND SPECIFICATIONS THE MCKINLEY SITE, ATTACHED HERETO AS EXHIBIT D, SHALL BE ADDED TO THE FACILITIES LEASE AS EXHIBIT J-1.**

5. **THE LIST OF PLANS AND SPECIFICATIONS THE JEFFERSON SITE, ATTACHED HERETO AS EXHIBIT E, SHALL BE ADDED TO THE FACILITIES LEASE AS EXHIBIT J-3.**

ACCEPTED AND AGREED on the date indicated below:

Dated: December 11, 2019

SAN LEANDRO UNIFIED SCHOOL DISTRICT

By: _____

Print Name: Aaron Kerrigan

Print Title: Director, Facilities & Operations

Dated: December 11, 2019

JL CONSTRUCTION

By: _____

Print Name: Jeff Luchetti

Print Title: President

EXHIBIT A

AMENDED EXHIBIT C-1
TO
FACILITIES LEASE

PRELIMINARY SERVICES PAYMENTS, GUARANTEED PROJECT COST AND OTHER PROJECT COST, FUNDING, AND PAYMENT PROVISIONS FOR MCKINLEY ELEMENTARY SCHOOL SITE

AMENDED EXHIBIT C-1
TO
FACILITIES LEASE

PRELIMINARY SERVICES PAYMENTS, GUARANTEED PROJECT COST AND OTHER PROJECT COST, FUNDING, AND PAYMENT PROVISIONS FOR MCKINLEY ELEMENTARY SCHOOL SITE

1. Preliminary Services Payments

1.1. If Contractor performs Preliminary Services for the District for the Project(s), the District shall pay to Contractor **One Hundred Sixty-Two Thousand Eight Hundred Thirty-Five Dollars ($162,835)** ("**Preliminary Services Payment(s)**"), based on the amount of Work satisfactorily performed and approved by the District.

1.2. The Preliminary Services Payment s include all costs and expenses for all time and materials required and expended to provide the specific Preliminary Services including but not limited to the costs of hiring sub-consultants, contractors and other professionals, review of the Project, Plans and Specifications, review and preparation of necessary documentation relating to the development of the Project, all travel-related expenses, as well as for meetings with District and its representatives, long distance telephone charges, copying expenses, salaries of Contractor staff and employees working on the Project, overhead, and any other reasonable expenses incurred by Contractor in performance of the Preliminary Services.

1.3. Each Preliminary Services Payment shall be paid within forth-five (45)) days upon submittal to (and verification by) the District of a monthly billing statement showing completion of the billed-for tasks.

2. Site Lease Payments. As indicated in the Site Lease, Contractor shall pay One Dollar ($1.00) per year to the District as consideration for the Site Lease.

3. Guaranteed Project Cost (or Guaranteed Maximum Price). Pursuant to the Facilities Lease, Contractor will cause the Project to be constructed for **Seven Million Eight Hundred Eighty-Six Thousand Four Hundred Thirty-Three Dollars ($7,886,433)** ("**Guaranteed Project Cost" or "GPC" or "Guaranteed Maximum Price" or "GMP**"). Except as indicated herein for modifications to the Project approved by the District, Contractor will not seek additional compensation from District in excess of Guaranteed Project Cost. District shall pay the Guaranteed Project Cost to Contractor in the form of Tenant Improvement Payments and Lease Payments as indicated herein. The Guaranteed Project Cost includes the following components and as further detailed herein:

3.1. Cost to Perform Work.

3.1.1. Subcontract Costs. Payments made by the Contractor to Subcontractors, which payments shall be made in accordance with the requirements of the Contract Documents.

3.1.2. Contractor-Performed Work. Costs incurred by the Contractor for self-performed work.

3.2. General Conditions. The fixed amount to be paid be for all costs for labor, equipment and materials for the items identified therein which are necessary for the proper management of the Project, and shall include all costs paid or incurred by the Contractor for insurance (except for general liability insurance), permits, taxes, and all contributions, assessments and benefits, holidays, vacations, retirement benefits, and incentives, whether required by law or collective bargaining agreements or otherwise paid or provided by Contractor to its employees. The District reserves the right to request changes to the personnel, equipment, or facilities provided as General Conditions as may be necessary or appropriate for the proper management of the Project, in which case, the cost of General Conditions shall be increased or reduced accordingly.

3.3. Fees. All fees, assessments and charges that are required to be paid to other agencies or entities to permit, authorize or entitle construction, reconstruction or completion of the Project.

3.4. Allowances.

- Utility Locator - $3,600
- Contaminated Soil Off Haul - $15,000
- Misc. Demo/Salvage - $7,500
- Landscaping (DG and irrigation sleeves) - $10,000
- Site Caulking - $5,000
- Electrical Relocation for Portable Classrooms - $25,000

Any unused allowance or unused portion thereof shall be deducted from the Cost of the Work. The amount to deduct shall be calculated using the steps in the "Changes in the Work" provisions of **Exhibit "D"** to the Facilities Lease including the Deductive Change Order provisions therein.

3.5. Bonds and Insurance. 2.5%

3.6. Overhead and Profit. 8%

3.7. Sitework Contingency. A Contingency of **One Hundred Twenty-Nine Thousand Seven Hundred Thirty-Six Dollars ($129,736**) is included in the Guaranteed Project Cost and may be used in the District's sole discretion. If the District chooses to utilize all or a portion of the Contingency, the District shall notify the Contractor in writing in accordance with **Exhibit D** to the Master Facilities Lease. The unused portion of the Contingency shall be retained by the District at the end of the Project.

4. Payment of Guaranteed Project Cost. District shall pay the Guaranteed Project Cost to Contractor in the form of Tenant Improvement Payments and Lease Payments plus interest as indicated herein.

4.1. Tenant Improvement Payments. Prior to the District's taking delivery or occupancy of the Project, the District shall pay to Contractor **Seven Million Two Hundred Fifty-Five Thousand Five Hundred Eighteen Dollars ($7,255,518)** ("**Tenant Improvement Payment(s)**"), based on the amount of Work satisfactorily performed and approved by the District less the total amount to be paid as Lease Payments, according to the Contractor's Schedule of Values (**Exhibit G** to the Facilities Lease) and pursuant to the provisions in **Exhibit D** to the Facilities Lease.

4.2. Lease Payments Plus Interest. After the Parties execute the Memorandum of Commencement Date, attached to the Facilities Lease as **Exhibit E**, the District shall pay to **Seven Hundred Sixty-Six Thousand Five Hundred Seventy-Seven Dollars ($630,915)** ("**Lease Payment(s)**") plus interest, as indicated below.

4.2.1. The Lease Payments plus interest shall be consideration for the District's rental, use, and occupancy of the Project and the Project Site and shall be made in equal monthly installments for the duration of the Term.

4.2.2. The District represents that the total annual Lease Payment plus interest obligation does not surpass the District's annual budget and will not require the District to increase or impose additional taxes or obligations on the public that did not exist prior to the execution of the Facilities Lease.

4.2.3. Fair Rental Value. District and Contractor have agreed and determined that the total Lease Payments plus interest constitute adequate consideration for the Facilities Lease and are reasonably equivalent to the fair rental value of the Project. In making such determination, consideration has been given to the obligations of the Parties under the Facilities Lease and Site Lease, the uses and purposes which may be served by the Project and the benefits therefrom which will accrue to the District and the general public.

4.2.4. Each Payment Constitutes a Current Expense of the District.

4.2.4.1. The District and Contractor understand and intend that the obligation of the District to pay Lease Payments plus interest and other payments hereunder constitutes a current expense of the District and shall not in any way be construed to be a debt of the District in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the District, nor shall anything contained herein constitute a pledge of the general tax revenues, funds or moneys of the District.

4.2.4.2. Lease Payments plus interest due hereunder shall be payable only from current funds which are budgeted and appropriated or otherwise made legally available for this purpose. This Facilities Lease shall not create an immediate indebtedness for any aggregate payments that may become due hereunder.

4.2.4.3. The District covenants to take all necessary actions to include the estimated Lease Payments plus interest in each of its final approved annual budgets.

4.2.4.4. The District further covenants to in good faith make all necessary appropriations (including any supplemental appropriations) from any source of legally available funds of the District for the actual amount of Lease Payments plus interest that come due and payable during the period covered by each such budget. Contractor acknowledges that the District has not pledged the full faith and credit of the District, State of California or any state agency or state department to the payment of Lease Payments plus interest or any other payments due hereunder. The covenants on the part of District contained in this Facilities Lease constitute duties imposed by law and it shall be the duty of each public official of the District to take such action and do such things as are required by law in the performance of the official duty of such officials to enable the District to carry out and perform the covenants and agreements in this Facilities Lease agreed to be carried out and performed by the District.

4.2.4.5. The Contractor cannot, under any circumstances, accelerate the District's payments under the Facilities Lease.

4.2.5. The Lease Payment Amount shall be paid pursuant to the following structure and the annual interest rate shall be at **four-point five percent (4.5%):**

Date of Payment	(A) Total Principal Due on Lease Payment	(B) Total Interest Due on Lease Payment	Total Lease Payment (A + B)
30 days after execution of NOC	**$52,576.25**	**$ 5,783.39**	**$58,359.64**
30 days thereafter	**$52,576.25**	**$ 5,257.63**	**$57,833.88**
30 days thereafter	**$52,576.25**	**$ 4,731.86**	**$57,308.11**
30 days thereafter	**$52,576.25**	**$ 4,206.10**	**$56,782.35**
30 days thereafter	**$52,576.25**	**$ 3,680.34**	**$56,256.59**
30 days thereafter	**$52,576.25**	**$ 3,154.58**	**$55,730.83**
30 days thereafter	**$52,576.25**	**$ 2,628.81**	**$55,205.06**
30 days thereafter	**$52,576.25**	**$ 2,103.05**	**$54,679.30**
30 days thereafter	**$52,576.25**	**$ 1,577.29**	**$54,153.54**
30 days thereafter	**$52,576.25**	**$ 1,051.53**	**$53,627.78**
30 days thereafter	**$52,576.25**	**$ 525.76**	**$53,102.01**
30 days thereafter	**$52,576.25**	**$ 0.00**	**$52,576.25**

4.2.6. Financed Portion of Lease Payments. The District requires the Contractor to finance a portion of the Lease Payments and that financing is reflected in the table above.

4.3. In no event shall the cumulative total of the Tenant Improvement Payments and the Lease Payments plus

interest ever exceed the Guaranteed Project Cost as defined herein, unless modified pursuant to **Exhibit D** to the Facilities Lease.

5. Changes to Guaranteed Project Cost.

5.1. As indicated in the Facilities Lease, the Parties may add or remove specific scopes of work from the Project. Based on these change(s), the Parties may agree to a reduction or increase in the Guaranteed Project Cost. If a cost impact or a change is agreed to by the Parties, it shall be reflected as a reduction or increase in the Tenant Improvement Payments and paid upon the payment request from the Contractor when the work is performed or deducted from the next payment request from the Contractor, as applicable.

5.2. The Parties acknowledge that the Guaranteed Project Cost is based on the Construction Documents, including the Plans and Specifications, as identified in **Exhibit J** to the Facilities Lease.

5.3. Cost Savings. Contractor shall work cooperatively with Architect, subcontractors and District, in good faith, to identify appropriate opportunities to reduce Project costs and promote cost savings. Any identified cost savings from the Guaranteed Project Cost shall be identified by Contractor, and if approved in writing by the District, that cost savings shall be deducted from the Guaranteed Project Cost. If any cost savings require revisions to the Construction Documents, Contractor shall work with the District with respect to revising the Construction Documents and, if necessary, obtaining the approval of DSA with respect to those revisions. At the District's discretion, any reasonable cost incurred by District and/or the Contractor for those revisions may be paid for out of the identified savings before it is deducted from the Guaranteed Project Cost. Contractor shall be entitled to an extension of Contract Time equal to the delay in Project Completion caused by any cost savings adopted by District, if requested in writing before the approval of the cost savings.

ATTACHMENT ONE
GMP BREAKDOWN FOR MCKINLEY SITE INCREMENT 1 & 2, DATED NOVEMBER 12, 2019

JL CONSTRUCTION
JL MODULAR

	Estimate #:	**GMP**			Name:	**McKinley Elementary**			Loc:	**San Leandro, CA**
	Bldg Area:				Site Area:				Date:	**11/12/2019**

No.	Description of Work	List Sub	Subs Names	Design Phase	Increment 1	Increment 2	Total
1	General Conditions		JL Construction		125,440	125,440	250,880
1a	Preconstruction Services		JL Construction	147,068			147,068
1b	Architecture Plans & Approvals		JL Construction				0
1c	Survey		MVE		10,440		10,440
1d	Utility Locator		Allowance		3,600		3,600
1e	Erosion Control				17,700		17,700
1f	Winterization				15,000		15,000
2	Site Protection				5,000		5,000
2a	Earthwork (Grading, Paving, Utilities)		Bay Cities		444,600		444,600
2b	Bay Cities Contingency		Bay Cities		50,000		50,000
2c	Contaminated Soil Off Haul		Allowance		15,000		15,000
2d	Foundation Demo/Disposal		Bay Cities		9,940		9,940
2e	Lift Station		Bay Cities		33,775		33,775
2f	Additional Mobilizations		Bay Cities		7,000		7,000
2g	Misc Demo / Salvage		Allowance		7,500		7,500
2h	Site Furniture		Ross		32,595		32,595
2i	Gas Line		Bay Cities		30,410		30,410
2j	Landscaping (DG and irrigation sleeves)		Allowance		10,000		10,000
2k	Fencing		AAA		27,920		27,920
2l	Striping		Crisp		12,640		12,640
2m	Spoils Off-Haul				10,000		10,000
3	Site Concrete		RH Concrete		130,000		130,000
3a	Sidewalk Patch for Utilities				3,000		3,000
5	Misc Metal - Bollards				6,000		6,000
7	Site Caulking		Allowance		5,000		5,000
9	Site Painting - Bollards				800		800
10	Signage				750		750
10a	Knox Box				750		750
13	Modular Building		JL Modular			5,197,918	5,197,918
26	Site Electrical		Elco		250,000		250,000
26a	Electrical Relocation for Portables		Allowance		25,000		25,000
26b	Asphalt Cut/Patch for Electrical				7,500		7,500
27	Low Voltage Systems (Fire Alarm/PA/Clock/Teldata)				-	170,563	170,563
27a	Low Voltage Systems (Intrusion Alarm/AV)					53,035	53,035
	Subtotal			147,068	1,297,360	5,546,956	6,991,384
	Sales Tx				0	0	0
	Total Cost			147,068	1,297,360	5,546,956	6,991,384
	Builders Risk	0.40%		588	5,189	22,776	28,554
	Overhead & Fee	8.00%		11,813	104,204	457,344	573,360
	Insurance	1.10%		1,754	15,474	67,916	85,144
	Bond	1.00%		1,612	14,222	62,421	78,255
	Contingency	10.00%		0	129,736	0	129,736
	Amount Bid			162,835	1,566,186	6,157,412	**7,886,433**

Submitted Bid	**5,222,223**
Add Fire Sprinklers	**63,535**
Ceiling Upgrade	**12,480**
Tackwall Upgrade	**9,516**
Add FRP Behind Sinks	**3,000**
Blinds Upgrade	**6,500**
Cabinet Changes	**(50,356)**
Deduct Windows	**(68,980)**
Revised Modular Building	**5,197,918**

EXHIBIT B

AMENDED EXHIBIT C-3
TO
FACILITIES LEASE

PRELIMINARY SERVICES PAYMENTS, GUARANTEED PROJECT COST AND OTHER PROJECT COST, FUNDING, AND PAYMENT PROVISIONS FOR JEFFERSON ELEMENTARY SCHOOL SITE

AMENDED EXHIBIT C-3
TO
FACILITIES LEASE

PRELIMINARY SERVICES PAYMENTS, GUARANTEED PROJECT COST AND OTHER PROJECT COST, FUNDING, AND PAYMENT PROVISIONS FOR WILSON ELEMENTARY SCHOOL SITE

1. Preliminary Services Payments

1.1. If Contractor performs Preliminary Services for the District for the Project(s), the District shall pay to Contractor **One Hundred Sixty-Two Thousand Eight Hundred Thirty-Five Dollars ($162,835)** ("**Preliminary Services Payment(s)**"), based on the amount of Work satisfactorily performed and approved by the District.

1.2. The Preliminary Services Payment s include all costs and expenses for all time and materials required and expended to provide the specific Preliminary Services including but not limited to the costs of hiring sub-consultants, contractors and other professionals, review of the Project, Plans and Specifications, review and preparation of necessary documentation relating to the development of the Project, all travel-related expenses, as well as for meetings with District and its representatives, long distance telephone charges, copying expenses, salaries of Contractor staff and employees working on the Project, overhead, and any other reasonable expenses incurred by Contractor in performance of the Preliminary Services.

1.3. Each Preliminary Services Payment shall be paid within forth-five (45) days upon submittal to (and verification by) the District of a monthly billing statement showing completion of the billed-for tasks.

2. Site Lease Payments. As indicated in the Site Lease, Contractor shall pay One Dollar ($1.00)U per year to the District as consideration for the Site Lease.

3. Guaranteed Project Cost (or Guaranteed Maximum Price). Pursuant to the Facilities Lease, Contractor will cause the Project to be constructed for **Three Million Two Hundred Eighty-Seven Thousand Nine Hundred Fourteen Dollars ($3,287,914)** ("**Guaranteed Project Cost" or "GPC" or "Guaranteed Maximum Price" or "GMP**"). Except as indicated herein for modifications to the Project approved by the District, Contractor will not seek additional compensation from District in excess of Guaranteed Project Cost. District shall pay the Guaranteed Project Cost to Contractor in the form of Tenant Improvement Payments and Lease Payments as indicated herein. The Guaranteed Project Cost includes the following components and as further detailed herein:

3.1. Cost to Perform Work.

3.1.1. **Subcontract Costs.** Payments made by the Contractor to Subcontractors, which payments shall be made in accordance with the requirements of the Contract Documents.

3.1.2. **Contractor-Performed Work.** Costs incurred by the Contractor for self-performed work.

3.2. General Conditions. The fixed amount to be paid be for all costs for labor, equipment and materials for the items identified therein which are necessary for the proper management of the Project, and shall include all costs paid or incurred by the Contractor for insurance (except for general liability insurance), permits, taxes, and all contributions, assessments and benefits, holidays, vacations, retirement benefits, and incentives, whether required by law or collective bargaining agreements or otherwise paid or provided by Contractor to its employees. The District reserves the right to request changes to the personnel, equipment, or facilities provided as General Conditions as may be necessary or appropriate for the proper management of the Project, in which case, the cost of General Conditions shall be increased or reduced accordingly.

3.3. Fees. All fees, assessments and charges that are required to be paid to other agencies or entities to permit, authorize or entitle construction, reconstruction or completion of the Project.

3.4. Allowances.

- Contaminated Soil Off Haul - $5,000
- Misc. Demolition/Salvage - $7,500
- Landscaping Patch/Seed - $5,000

Any unused allowance or unused portion thereof shall be deducted from the Cost of the Work. The amount to deduct shall be calculated using the steps in the "Changes in the Work" provisions of **Exhibit "D"** to the Facilities Lease including the Deductive Change Order provisions therein.

3.5. Bonds and Insurance. 2.5%

3.6. Overhead and Profit. 8%

3.7. Sitework Contingency. A Contingency of **Seventy-Nine Thousand Eight Hundred Ninety-Six Dollars ($79,896**) is included in the Guaranteed Project Cost and may be used in the District's sole discretion. If the District chooses to utilize all or a portion of the Contingency, the District shall notify the Contractor in writing in accordance with **Exhibit D** to the Master Facilities Lease. The unused portion of the Contingency shall be retained by the District at the end of the Project.

4. Payment of Guaranteed Project Cost. District shall pay the Guaranteed Project Cost to Contractor in the form of Tenant Improvement Payments and Lease Payments plus interest as indicated herein.

4.1. Tenant Improvement Payments. Prior to the District's taking delivery or occupancy of the Project, the District shall pay to Contractor **Three Million Twenty-Four Thousand Eight Hundred Eighty-One Dollars ($3,024,881)** ("**Tenant Improvement Payment(s)**"), based on the amount of Work satisfactorily performed and approved by the District less the total amount to be paid as Lease Payments, according to the Contractor's Schedule of Values (**Exhibit G** to the Facilities Lease) and pursuant to the provisions in **Exhibit D** to the Facilities Lease.

4.2. Lease Payments Plus Interest. After the Parties execute the Memorandum of Commencement Date, attached to the Facilities Lease as **Exhibit E**, the District shall pay to **Two Hundred Sixty-Three Thousand Thirty-Three Dollars ($263,033)** ("**Lease Payment(s)**") plus interest, as indicated below.

4.2.1. The Lease Payments plus interest shall be consideration for the District's rental, use, and occupancy of the Project and the Project Site and shall be made in equal monthly installments for the duration of the Term.

4.2.2. The District represents that the total annual Lease Payment plus interest obligation does not surpass the District's annual budget and will not require the District to increase or impose additional taxes or obligations on the public that did not exist prior to the execution of the Facilities Lease.

4.2.3. **Fair Rental Value**. District and Contractor have agreed and determined that the total Lease Payments plus interest constitute adequate consideration for the Facilities Lease and are reasonably equivalent to the fair rental value of the Project. In making such determination, consideration has been given to the obligations of the Parties under the Facilities Lease and Site Lease, the uses and purposes which may be served by the Project and the benefits therefrom which will accrue to the District and the general public.

4.2.4. **Each Payment Constitutes a Current Expense of the District.**

4.2.4.1. The District and Contractor understand and intend that the obligation of the District to pay Lease Payments plus interest and other payments hereunder constitutes a current expense of the District and shall not in any way be construed to be a debt of the District in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the District, nor shall anything contained herein constitute a pledge of the general tax revenues, funds or moneys of the District.

4.2.4.2. Lease Payments plus interest due hereunder shall be payable only from current funds which are budgeted and appropriated or otherwise made legally available for this purpose. This Facilities Lease shall not create an immediate indebtedness for any aggregate payments that may become due hereunder.

4.2.4.3. The District covenants to take all necessary actions to include the estimated Lease Payments plus interest in each of its final approved annual budgets.

4.2.4.4. The District further covenants to in good faith make all necessary appropriations (including any supplemental appropriations) from any source of legally available funds of the District for the actual amount of Lease Payments plus interest that come due and payable during the period covered by each such budget. Contractor acknowledges that the District has not pledged the full faith and credit of the District, State of California or any state agency or state department to the payment of Lease Payments plus interest or any other payments due hereunder. The covenants on the part of District contained in this Facilities Lease constitute duties imposed by law and it shall be the duty of each public official of the District to take such action and do such things as are required by law in the performance of the official duty of such officials to enable the District to carry out and perform the covenants and agreements in this Facilities Lease agreed to be carried out and performed by the District.

4.2.4.5. The Contractor cannot, under any circumstances, accelerate the District's payments under the Facilities Lease.

4.2.5. The Lease Payment Amount shall be paid pursuant to the following structure and the annual interest rate shall be at **four-point five percent (4.5%):**

Date of Payment	(A) Total Principal Due on Lease Payment	(B) Total Interest Due on Lease Payment	Total Lease Payment (A + B)
Thirty Days after NOC	**$21,919.42**	**$ 2,411.14**	**$24,330.56**
30 days thereafter	**$21,919.42**	**$ 2,191.94**	**$24,111.36**
30 days thereafter	**$21,919.42**	**$ 1,972.75**	**$23,892.19**
30 days thereafter	**$21,919.42**	**$ 1,753.55**	**$23,672.97**
30 days thereafter	**$21,919.42**	**$ 1,534.36**	**$23,453.78**
30 days thereafter	**$21,919.42**	**$ 1,315.17**	**$23,234.59**
30 days thereafter	**$21,919.42**	**$ 1,095.97**	**$23,015.39**
30 days thereafter	**$21,919.42**	**$ 876.78**	**$22,796.20**
30 days thereafter	**$21,919.42**	**$ 657.58**	**$22,577.00**
30 days thereafter	**$21,919.42**	**$ 438.39**	**$22,357.81**
30 days thereafter	**$21,919.42**	**$ 219.19**	**$22,138.61**
30 days thereafter	**$21,919.42**	**$ 0.00**	**$21,919.42**

4.2.6. **Financed Portion of Lease Payments.** The District requires the Contractor to finance a portion of the Lease Payments and that financing is reflected in the table above.

4.3. In no event shall the cumulative total of the Tenant Improvement Payments and the Lease Payments plus interest ever exceed the Guaranteed Project Cost as defined herein, unless modified pursuant to **Exhibit D** to the Facilities Lease.

5. Changes to Guaranteed Project Cost.

5.1. As indicated in the Facilities Lease, the Parties may add or remove specific scopes of work from the Project. Based on these change(s), the Parties may agree to a reduction or increase in the Guaranteed Project Cost. If a cost impact or a change is agreed to by the Parties, it shall be reflected as a reduction or increase in the Tenant

Improvement Payments and paid upon the payment request from the Contractor when the work is performed or deducted from the next payment request from the Contractor, as applicable.

5.2. The Parties acknowledge that the Guaranteed Project Cost is based on the Construction Documents, including the Plans and Specifications, as identified in **Exhibit J** to the Facilities Lease.

5.3. Cost Savings. Contractor shall work cooperatively with Architect, subcontractors and District, in good faith, to identify appropriate opportunities to reduce Project costs and promote cost savings. Any identified cost savings from the Guaranteed Project Cost shall be identified by Contractor, and if approved in writing by the District, that cost savings shall be deducted from the Guaranteed Project Cost. If any cost savings require revisions to the Construction Documents, Contractor shall work with the District with respect to revising the Construction Documents and, if necessary, obtaining the approval of DSA with respect to those revisions. At the District's discretion, any reasonable cost incurred by District and/or the Contractor for those revisions may be paid for out of the identified savings before it is deducted from the Guaranteed Project Cost. Contractor shall be entitled to an extension of Contract Time equal to the delay in Project Completion caused by any cost savings adopted by District, if requested in writing before the approval of the cost savings.

ATTACHMENT ONE
GMP BREAKDOWN FOR JEFFERSON SITE INCREMENT 1 & 2, DATED NOVEMBER 12, 2019

JL CONSTRUCTION
JL MODULAR

	Estimate #:	**GMP**			Name:	**Jefferson Elementary**				Loc:	**San Leandro, CA**
	Bldg Area:				Site Area:					Date:	**11/12/2019**

No.	Description of Work	List Sub	Subs Names	Design Phase	Increment 1	Increment 2	Total
1	General Conditions		JL Construction		123,280	123,280	246,560
1a	Preconstruction Services		JL Construction	85,688			85,688
1b	Architecture Plans & Approvals		JL Construction				0
1c	Survey		MVE		10,440		10,440
1d	Utility Locator				3,600		3,600
1e	Erosion Control				15,000		15,000
1f	Winterization				5,000		5,000
2	Site Protection				5,000		5,000
2a	Earthwork (Grading, Paving) Includes Storm, Water & Fire		Bay Cities		272,800		272,800
2b	Bay Cities Contingency		Bay Cities		25,000		25,000
2c	Contaminated Soil Off Haul		Allowance		5,000		5,000
2d	Misc Demo / Salvage		Allowance		7,500		7,500
2e	Site Furniture		Ross		16,196		16,196
2f	Gas Line				59,769		59,769
2g	Landscaping Patch/Seed		Allowance		5,000		5,000
2h	Fencing		AAA		17,900		17,900
2i	Striping				7,500		7,500
2j	Spoils off-haul				5,000		5,000
3	Site Concrete		RH		39,000		39,000
3a	Truncated Domes				500		500
3b	Sidewalk Patch for Utilities				10,000		10,000
5	Misc Metal - Bollards				6,000		6,000
7	Site Caulking				5,000		5,000
10	Signage				1,200		1,200
10a	Knox Box				750		750
10b	Bath Accessories				800		800
13	Modular Building		JL Modular			1,747,150	1,747,150
26	Site Electrical		Elco		144,223		144,223
26a	Overhead Conduits - Cutting / Patching				7,500		7,500
27	Low Voltage Systems (Fire Alarm/PA/Clock/Teldata)				-	117,331	117,331
27a	Low Voltage Systems (Intrusion Alarm/AV)					16,685	16,685
	Subtotal			85,688	798,958	2,004,446	2,889,092
	Sales Tx				-	0	0
	Total Cost			85,688	798,958	2,004,446	2,889,092
	Builders Risk	0.40%		343	3,196	8,361	11,899
	Overhead & Fee	8.00%		6,882	64,172	167,880	238,934
	Insurance	1.10%		1,022	9,530	24,930	35,482
	Bond	1.00%		939	8,759	22,913	32,611
	Contingency	10.00%		0	79,896	0	79,896
	Amount Bid			94,875	964,510	2,228,529	**3,287,914**

Submitted Bid	**1,737,660**
Add Fire Sprinklers	**29,652**
Ceiling Tile Upgrade	**3,840**
Tackwall Upgrade	**4,867**
Add FRP behind Sinks	**1,600**
Add Doors between Classrooms	**6,976**
Window Coverings	**3,000**
Cabinet Changes	**(16,785)**
Deduct Windows	**(23,660)**
Revised Modular Building	**1,747,150**

EXHIBIT C

EXCLUSIONS AND CLARIFICATIONS FOR THE GUARANTEED PROJECT COST FOR BOTH THE MCKINLEY AND JEFFERSON SITES

JL CONSTRUCTION

Exclusions

- Permits and fees
- Cost of testing and inspections including Soils Testing for off-haul
- Off-haul of spoils assumes clean soils approved for export to a local dump site; Analytics were provided, however, there was only one sample taken from each site. More samples will likely be needed prior to off-haul of spoils.
- FF&E and relocating existing furniture and equipment
- LEED or CHPS certification
- Removal or handling of contaminated and/or hazardous soils or material
- Petromat demolition in existing AC (if present)
- Commissioning agent
- PG&E and utility fees
- Utility Meters
- New Utility applications and coordination
- Encroachment permit package and fees (we will pick up permit), if required
- Generator power and fuel; we assume temp power is available on site
- Design other than for modular buildings. All site design including architectural, civil, landscape, site electrical, fire alarm and low voltage systems are by district's bridging architect and their consultants.
- Cathodic protection
- Off-site improvements
- Work at any existing buildings
- Demolition or removal of any portables (we will demo foundations)
- Overtime, weekend or premium time
- SWPPP plan, reporting, or monitoring
- AV System includes wire only. Projectors, Projector Screens, TV's, TV Brackets, and any other AV devices are not shown and not included in pricing
- Vapor Emission System – using a high moisture adhesive system

Clarifications

- McKinley – on the civil plans, there appear to be conduits to the portables running right through our new building pads. The electrical drawings do not show relocating this electrical, but it looks like it will need to be. We have included a $25,000 allowance for this work.
- McKinley Lift Station – JLC will do investigations as required per 11/C4.0. AOR and / or their consultants must provide sign off or recommendations for lift station repairs or removal. Repairs are not included in our bid.
- Jefferson – we do not include any demo work at the portables shown to be demolished, as we have been told that all portables will remain on site.

EXHIBIT D

EXHIBIT J-1

THE LIST OF PLANS AND SPECIFICATIONS THE MCKINLEY SITE

McKinley ES Increment 1 Sheets
Title
A0.1 General Notes & Project Directory
A0.2 Drawing Index
A0.3 Drafting Symbols and Materials
A0.4 Architectural Drawing Abbreviations
A0.5 Code Analysis
A0.6 Fire Life Safety Site Plan
A0.7 Site Accessibility Plan
A0.8 Exiting Analysis
Civil Index
C1.0 Cover Sheet
C1.1 Notes
C1.2 topographic Survey Plan
C2.0 Demolition Plan
C3.0 Grading Pavement and Drainage Plan
C4.0 Utility Plan
C5.0Erosion Control Plan
C6.1 Site Details
C6.2 Utility Details
Landscape Index
L1.1 Site Construction Plan
L2.1 Construction Details
Architectural Index
A1.0 Overall Demolition Site Plan
A1.1 Site Plan
A1.2 Fencing Plan
10.1 Specialty Details
Plumbing Index
P1.0 Gas Site Plan
Electrical Index
E-001 Electrical Legend and Abbreviations
E-002 Electrical Sheet Specifications
ES-101 Site Electrical Plans
EP-601 Power Diagrams
ET-601 Telecomm Diagrams

McKinley ES Increment 2 Sheets
Architectural Drawings
Architectural
A0.1-2 General Notes and Project Directory
A0.2-2 Drawing Index
A0.2.1 Drawing Index Inc 1 (For Reference Only)
A1.1-2 Site Plan (For Reference Only)
A0.5.1 Code Analysis (For Reference Only)
A0.6.1 Fire Life Safety Site Plan (For Reference Only)

A0.7.1 Site Accessibility Plan (For Reference Only)
A0.8.1 Exiting Analysis (For Reference Only)

Electrical

T-001 Telecom Legend and Abbreviations
T-002 Telecom Specifications
T-003 Telecom Specifications
T-111 Low Voltage Plan
T-531 Details – Low Voltage
T-532 Details – Low Voltage
T-601 Diagrams – Low Voltage

Fire Alarm

FA-001 Fire Alarm Legend and Abbreviations
FA-002 Fire Alarm Specifications
FA-101 Site Fire Alarm Plan
FA-111 Fire Alarm Plans
FA-501 Fire Alarm Details
FA-601 Fire Alarm Diagrams and Calculations

JL Modular Site-Specific Drawings

Architectural

SA001 Cover Sheet
SA050 Module Layout Plan Building A & B
SA051 Module Layout Plan Building C
SA052 Module Layout Plan Building D & E
SA053 Module Layout Plan Building F
SA100 Floor Plan Building A & B
SA100A Dimension Floor Plan Building A & B
SA100B Signage Floor Plan Building A & B
SA101 Floor Plan Building C
SA101A Dimension Floor Plan Building C
SA101B Signage Floor Plan Building C
SA102 Floor Plan Building D & E
SA102A Dimension Floor Plan Building D & E
SA102B Signage Floor Plan Building D & E
SA103 Floor Plan Building F
SA103A Dimension Floor Plan Building F
SA103B Signage Floor Plan Building F
SA104 Enlarge Floor Plan Building A & D
SA120 Reflected Ceiling Plan Building A & B
SA121 Reflected Ceiling Plan Building C
SA122 Reflected Ceiling Plan Building D & E
SA123 Reflected Ceiling Plan Building F
SA130 Interior Elevations
SA131 Interior Elevations
SA200 Exterior Elevations
SA300 Roof Plan Building A & B
SA301 Roof Plan Building C
SA302 Roof Plan Building D & E
SA303 Roof Plan Building F
SA400 Cross Section
SA800 Schedules
SA801 Schedules
SA900 Details

Mechanical

M002 Mechanical Title Sheet

M201 Mechanical Floor Plan Building A, B, & C
M202 Mechanical Floor Plan Building D, E, & F

Plumbing

P002 Plumbing Title Sheet
P003 Plumbing Diagram
P201 Plumbing Floor Plan Lower Buildings A, B, & C
P202 Plumbing Floor Plan Upper Buildings A, B, & C
P203 Plumbing Floor Plan Lower Buildings D, E, & F
P204 Plumbing Floor Plan Upper Buildings D, E, & F
P504 Plumbing Details

Electrical

E-001 Electrical Legend and Abbreviations
E-111 Electrical Plan – Building A & B
E-112 Electrical Plan – Building C
E-113 Electrical Plan – Building D & E
E-114 Electrical Plan – Building F
E-121 Lighting Plan – Building A & B
E-122 Lighting Plan – Building C
E-123 Lighting Plan – Building D & E
E-124 Lighting Plan – Building F
E-511 Details – Electrical
E-521 Detail – Lighting
E-601 Diagrams – Single Line
E-701 Schedules
E-702 Schedules

Fire Sprinklers

FP1.0 Site Plan, Details & Notes
FP1.1 Fire Protection Plan

Structural

S001 Structural Cover Sheet
S101 Building A & B Foundation Plan
S102 Building C Foundation Plan
S103 Building D & E Foundation Plan
S104 Building F Foundation Plan
S301 Building A & B Roof Framing Plan
S302 Building C Roof Framing Plan
S303 Building D & E Roof Framing Plan
S304 Building F Roof Framing Plan
SD401 Site Specific Details

JL Modular Drawings #02-117378

Architectural

A001 Cover Sheet
A002 Building Options
A005 Specifications
A006 Cal Green Bldg. Standards 2016
A010 Wall Assemblies
A050 Module Layout Plan
A301 Roof Plan Dual Slope
A400 Exterior Elevations Stucco
A501 Section Dual Slope
A600 Floor Plan Options
A800 Schedules
A900 Signage Details
A902 Accessible Details

A905 Details
A906 Details
A908 Expansion Joint Details
A910 Roofing Details
A911 Roofing Details
A912 Roofing Details
A918 Downspout/Rain Water Leader Details
A920 Stucco Finish Details
A925 Door Details
A926 Window Details
A928 Misc. Cabinet Attachment Details
A931 T-bar Ceiling Details – High Seismic

Mechanical

M001 Mechanical Title Sheet
M501 Mechanical Details
M502 Mechanical Details
M701 Mechanical Specifications

Plumbing

P001 Plumbing Title Sheet
P501 Plumbing Details
P502 Plumbing Details
P503 Plumbing Details
P701 Plumbing Specifications

Electrical

E001 Electrical Legend and Abbreviations
E002 Electrical Sheet Specification
E501 Electrical Details

Energy Compliance

T24-1 Energy Compliance
T24-2 Energy Compliance
T24-3 Energy Compliance
T24-4 Energy Compliance
T24-5 Energy Compliance
T24-6 Energy Compliance
T24-7 Energy Compliance
T24-8 Energy Compliance
T24-9 Energy Compliance

Structural

SCS Structural Cover Sheet
SN1.4 General Notes (Mid Seismic, Risk Category II)
SN2 General Notes
SD1.0 Slab On Grade Foundation Details
SD1.1 Slab On Grade Foundation Details
SD2.0 Structural General Details
SD3.0 Dual Slope Roof Framing Details
SD4.0 Attachment Details
SD4.1 Attachment Details
SD5.0 Inset Wall/ Offset Wall Details

Specifications Group

General Requirements Sub-Group

Division 01 General Requirements

01 11 00 Summary of Work

01 20 00 Price and Payment Procedures
01 25 13 Product Substitution Procedures
01 31 00 Project Management and Coordination
01 32 17 Construction Schedule – Bar Chart
01 33 00 Submittal Procedures
01 35 16 Alteration Project Procedures
01 42 19 Reference Standards
01 43 00 Quality Assurance
01 45 29 Testing Laboratory Services
01 50 00 Temporary Facilities and Controls
01 61 00 Product Requirements
01 71 23.16 Construction Surveying
01 73 00 Execution Requirements
01 73 29 Cutting and Patching
01 74 19 Construction Waste Management and Disposal
01 77 00 Closeout Procedures

Specifications Group
Facility Construction Sub-Group

Division 02 Existing Conditions
02 40 00 Demolition
02 41 16 Building Demolition

Division 03 Concrete
03 11 00 Concrete Formwork
03 20 00 Concrete Reinforcing

Division 04 Masonry
Not Used

Division 05 Metals
Not Used

Division 06 Wood, Plastics, and Composites
Not Used

Division 07 Thermal and Moisture Protection
07 92 00 Joint Sealants

Division 08 Openings
Not Used

Division 09 Finishes
09 90 00 Painting

Division 10 Specialties
10 14 00 Signage

Division 11 Equipment
Not Used

Division 12 Furnishings
12 94 00 Site Furnishings

Division 13 Special Construction
Not Used

Division 14 Conveying Equipment
Not Used

Division 15 to 19 Reserved
Not Used
Specifications Group
Facility Services Sub-Group

Division 20 Reserved
Not Used

Division 21 Fire Suppression
Not Used

Division 22 Plumbing
22 00 00 Plumbing

Division 23 Heating, Ventilation, and Air Conditioning
Not Used

Division 24 Reserved
Not Used

Division 25 Integrated Automation
Not Used

Division 26 Electrical
26 05 00 Common Work Results for Electrical
26 05 19 Low-Voltage Electrical Power Conductors and Cables
26 05 29 Hangers and Supports for Electrical Systems
26 05 33 Raceways and Boxes
26 05 44 Sleeves and Sleeve Seals for Electrical Raceways and Cabling
26 05 48.16 Seismic Controls for Electrical Systems
26 05 53 Identification for Electrical Systems

Division 27 Communications
Not Used

Division 28 Electronic Safety and Security
Not Used

Division 29 Reserved
Not Used
Specifications Group
Site and Infrastructure Sub-Group

Division 30 Reserved
Not Used

Division 31 Earthwork

31 11 00 Clearing and Grubbing
31 13 00 Selective Tree Removal and Trimming
31 20 00 Earthwork
31 23 00 Excavation and Fill
31 23 33 Trenching and Backfilling

Division 32 Exterior Improvements
32 01 33 Landscape Maintenance
32 05 23 Concrete for Exterior Improvements
32 11 00 Base Courses
32 12 00 Flexible Paving
32 13 00 Rigid Paving
32 13 14 Landscape Concrete
32 13 73 Landscape Concrete Joint Sealants
32 16 13 Concrete Curbs and Gutters
32 17 23 Pavement Markings
32 31 13 Chain Link Fences and Gates
32 84 00 Irrigation
32 90 00 Planting
32 91 13 Landscape Soil Preparation

Division 33 Utilities
33 05 13 Manhole Grade Adjustment
33 05 16 Utility Structures
33 10 00 Water Utilities
33 20 00 Natural Gas Utilities Outside Building
33 30 00 Sanitary Sewage Utilities
33 40 00 Storm Drain Utilities
33 46 00 Subdrainage

Division 34 Transportation
Not Used

Division 35 Waterway and Marine Construction
Not Used

Division 36 to 39 Reserved
Not Used

Specifications Group
Process Equipment Sub-Group

Division 40 Process Integration
Not Used

Division 41 Material Processing and Handling Equipment
Not Used

Division 42 Process Heating, Cooling, and Drying Equipment
Not Used

Division 43 Process Gas and Liquid Handling, Purification, and Storage
Not Used

Division 44 Pollution Control and Waste Equipment
Not Used

Division 45 Industry-Specific Manufacturing Equipment
Not Used

Division 46 Industry-Specific Manufacturing Equipment
Not Used

Division 47 Industry-Specific Manufacturing Equipment
Not Used

Division 48 Electrical Power Generation
Not Used

Division 49 Reserved
Not Used

EXHIBIT E

EXHIBIT J-3

THE LIST OF PLANS AND SPECIFICATIONS THE JEFFERSON SITE

Jefferson Modular Increment 1 Sheets
Title
A0.1 General Notes & Project Directory
A0.2 Drawing Index
A0.3 Drafting Symbols and Materials
A0.4 Architectural Drawing Abbreviations
A0.5 Code Analysis
A0.6 Fire Life Safety Site Plan
A0.7 Site Accessibility Plan
A0.8 Exiting Analysis
Civil Index
C1.0 Cover Sheet
C1.1 Notes
C2.0 Demolition Plan
C3.0 Grading Pavement and Drainage Plan
C4.0 Utility Plan
C5.0 Erosion Control Plan
C6.0 Details
Landscape Index
L1.1 Site Construction Plan
L2.1 Construction Details
Architectural Index
A1.0 Overall Demolition Site Plan
A1.1 Site Plan
A1.2 Fencing Plan
A1.3 Enlarged Restrooms
10.1 Specialty Details
Plumbing Index
P1.0 Gas Site Plan

Electrical Index
E-001 Electrical Legend and Abbreviations
E-002 Electrical Sheet Specifications
ES-101 Site Electrical Plans
EP-601 Power Diagrams
ET-601 Telecomm Diagrams

Jefferson Modular Increment 2 Sheets
Architectural Drawings
Architectural
A0.1-2 General Notes and Project Directory
A0.2-2 Drawing Index
A0.2-1 Drawing Index Inc 1 (For Reference Only)
A1.1-2 Site Plan (For Reference Only)
A0.5-2 Code Analysis (For Reference Only)
A0.6-2 Fire Life Safety Site Plan (For Reference Only)
A0.7-2 Site Accessibility (For Reference Only)
A0.8-2 Exiting Analysis (For Reference Only)

Electrical

T-001 Telecom Legend and Abbreviations
T-002 Telecom Specifications
T-003 Telecom Specifications
T-111 Low Voltage Plan
T-531 Detail – Low Voltage
T-532 Detail – Low Voltage
T-601 Diagram – Low Voltage

Fire Alarm

FA-001 Fire Alarm Legend and Abbreviations
FA-002 Fire Alarm Specifications
FA-101 Fire Alarm Site Plan
FA-111 Fire Alarm Plans
FA-501 Fire Alarm Details
FA-601 Fire Alarm Diagrams and Calculations

JL Modular Site Specific Drawings

Architectural

SA001 Cover Sheet
SA050 Module Layout Plan
SA100 Floor Plan
SA100A Dimension Floor Plan
SA100B Signage Floor Plan
SA120 Reflected Ceiling Plan
SA130 Interior Elevations
SA200 Exterior Elevations
SA201 Exterior Elevations
SA300 Roof Plan
SA400 Cross Section
SA800 Schedules
SA900 Details

Mechanical

M002 Mechanical Title Sheet
M201 Mechanical Floor Plan

Plumbing

P002 Plumbing Title Sheet
P201 Plumbing Floor Plan Lower
P202 Plumbing Floor Plan Upper
P504 Plumbing Details

Electrical

E-001 Electrical Legend and Abbreviations
E-111 Electrical Plan
E-121 Lighting Plan
E-511 Details – Electrical
E-521 Details – Lighting
E-601 Diagrams – Single Line
E-701 Schedules

Fire Sprinklers

FP-0.00 Fire Sprinkler Site Plan – General Notes
FP-1.00 Fire Sprinkler Plan
FP-2.00 Fire Sprinkler Details

Structural

S001 Structural Cover Sheet
S101 Building A, B, C, D Foundation Plan
S301 Building A, B, C, D Roof Framing Plan

SD401 Site Specific Details

JL Modular Drawings #02-117378

Architectural

A001 Cover Sheet
A002 Building Options
A005 Specifications
A006 Cal Green BLDG Standards 2016
A010 Wall Assemblies
A050 Module Layout Plan
A300 Roof Plan Single Slope
A400 Exterior Elevations Stucco
A500 Section Single Slope
A600 Floor Plan Options
A800 Schedules
A900 Signage Details
A902 Accessible Details
A905 Details
A906 Details
A908 Expansion Joint Details
A911 Roofing Details
A912 Roofing Details
A913 Roofing Details
A918 Downspout/Rain Water Leader Details
A920 Stucco Finish Details
A925 Door Details
A926 Window Details
A928 Misc. Cabinet Attachment Details
A931 T-bar Ceiling Details – High Seismic
A940 Canopy

Mechanical

M101 Mechanical Title Sheet
M501 Mechanical Details
M502 Mechanical Details
M701 Mechanical Specifications

Plumbing

P001 Plumbing Title Sheet
P501 Plumbing Details
P502 Plumbing Details
P701 Plumbing Specifications

Electrical

E001 Electrical Legend and Abbreviations
E002 Electrical Sheet Specifications
E501 Electrical Details
E502 Electrical Details

Energy Compliance

T24-1 Energy Compliance
T24-2 Energy Compliance
T24-3 Energy Compliance
T24-4 Energy Compliance
T24-5 Energy Compliance
T24-6 Energy Compliance
T24-7 Energy Compliance
T24-8 Energy Compliance
T24-9 Energy Compliance

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SN2 General Notes
SD1.0 Slab On Grade Foundation Details
SD1.1 Slab On Grade Foundation Details
SD2.0 Structural General Details
SD3.1 Single Slope Roof Framing Details
SD4.0 Attachment Details
SD4.1 Attachment Details

Specifications Group
General Requirements Sub-Group
Division 01 General Requirements

01 11 00 Summary of Work
01 20 00 Price and Payment Procedures
01 25 13 Product and Substitution Procedures
01 31 00 Product Management and Coordination
01 32 17 Construction Schedule – Bar Chart
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01 73 00 Execution Requirements
01 73 23.16 Construction Surveying
01 73 29 Cutting and Patching
01 74 19 Construction Waste Management and Disposal
01 77 00 Closeout Procedures

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Facility Construction Sub-Group
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02 41 16 Building Demolition

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03 11 00 Concrete Formwork
03 20 00 Concrete Reinforcing

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Division 05 Metals

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Division 06 Wood, Plastics, and Composites

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Division 07 Thermal and Moisture Protection

07 92 00 Joint Sealants

Division 08 Openings
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Division 09 Finishes
09 90 00 Painting

Division 10 Specialties
10 14 00 Signage

Division 11 Equipment
Not Used

Division 12 Furnishings
12 94 00 Site Furnishings

Division 13 Special Construction
Not Used

Division 14 Conveying Equipment
Not Used

Division 15 to 19 Reserved
Not Used

Specifications Group
Facilities Services Sub-Group

Division 20 Reserved
Not Used

Division 21 Fire Suppression
Not Used

Division 22 Plumbing
22 00 00 Plumbing

Division 23 Heating, Ventilating, and Air Conditioning
Not Used

Division 24 Reserved
Not Used

Division 25 Integrated Automation
Not Used

Division 26 Electrical
26 05 00 Common Work Results for Electrical
26 05 19 Low-Voltage Electrical Power Conductors and Cables
26 05 29 Hangers and Supports for Electrical Systems
26 05 33 Raceways and Boxes
26 05 44 Sleeves and Sleeve Seals for Electric Raceways and Cabling
26 05 48.16 Seismic Controls for Electrical Systems
26 05 53 Identification for Electrical Systems

Division 27 Communications
Not Used

Division 28 Electronic Safety and Security
Not Used

Division 29 Reserved
Not Used

Specifications Group

Site and Infrastructure

Division 30 Reserved
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Division 31 Earthwork
31 11 00 Clearing and Grubbing
31 13 00 Selective Tree Removal and Trimming
31 20 00 Earthwork
31 23 00 Excavation and Fill
31 23 33 Trenching and Backfilling

Division 32 Exterior Improvements
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32 13 00 Rigid Paving
32 13 14 Landscape Concrete
32 13 73 Landscape Concrete Joint Sealants
32 16 13 Concrete Curbs and Gutters
32 17 23 Pavement Markings
32 31 13 Chain Link Fences and Gate

Division 33 Utilities
33 05 13 Manhole Grade Adjustment
33 05 16 Utility Structures
33 10 00 Water Utilities
33 20 00 Natural Gas Utilities Outside Building
33 30 00 Sanitary Sewage Utilities
33 40 00 Storm Drain Utilities
33 46 00 Subdrainage

Division 34 Transportation
Not Used

Division 35 Waterway and Marine Construction
Not Used

Division 36 to 39 Reserved
Not Used

Specifications Group
Process Equipment Sub-Group

Division 40 Process Integration
Not Used

Division 41 Material Processing and Handling Equipment
Not Used

Division 42 Process Heating, Cooling, and Drying Equipment
Not Used

Division 43 Process Gas and Liquid Handling, Purification, and Storage
Not Used

Division 44 Pollution Control and Waste Management
Not Used

Division 45 Industry-Specific Manufacturing Equipment
Not Used

Division 46 Industry-Specific Manufacturing Equipment
Not Used

Division 47 Industry-Specific Manufacturing Equipment
Not Used

Division 48 Electrical Power Generation
Not Used

Division 49 Reserved
Not Used