



### THIRD AMENDMENT TO GROUND LEASE

This THIRD AMENDMENT TO GROUND LEASE (“**Third Amendment**”) is made and effective as of the \_\_\_ day of November, 2020 (“**Effective Date**”), by and between the COUNTY OF ORANGE, a political subdivision of the State of California (hereinafter called “**County**”) and SHELTER PROVIDERS OF ORANGE COUNTY, INC., a California nonprofit corporation, dba HomeAid Orange County (hereinafter called “**Tenant**”) (each a “**Party**” and collectively, the “**Parties**”).

#### RECITALS

- I. The County leases to Tenant, pursuant to a Ground Lease, dated November 20, 2019, as amended by the First Amendment to Ground Lease, dated February 26, 2020 and Second Amendment to the Ground Lease, dated June 23, 2020 (collectively, the “**Lease**”), certain property located at 2229 South Yale Street within the City of Santa Ana, California, as more fully set forth in the Lease (“**Premises**”).
- II. Pursuant to the Lease, Tenant is collaborating with public and private sector partners to cause the construction and development of a multi-service transitional homeless center (“**Facility**”) at the Premises for the purpose of providing transitional homeless services.
- III. On February 26, 2020, the County Health Officer declared a local health emergency based on an imminent and proximate threat to public health from the introduction of a novel coronavirus, COVID-19, in Orange County (the “**COVID-19 Emergency**”) and on March 2, 2020, the Board of Supervisors adopted Resolution No. 2020-11 ratifying the local health emergency declared by the County’s Health Officer. On March 4, 2020, the Governor of the State of California declared a State of Emergency to exist in California as a result of the threat of COVID-19.
- IV. On June 23, 2020, the Orange County Board of Supervisors approved the Second Amendment to the Ground Lease with Tenant to allow the expedited completion of, and upgraded fixtures, furniture and equipment (“**FF&E**”) for, the Facility such that the Facility will be prepared to accept individuals experiencing homelessness and protect them from the spread of COVID-19.
- V. Due to the COVID-19 Emergency and the measures that the County has been required to put in place to combat the COVID-19 Emergency, the Parties, in conjunction with the County Health Care Agency, have identified additional exterior site improvements to prevent the spread of COVID-19 once the facility is completed and in use. Without the COVID-19 Emergency these exterior site improvements would not be necessary.
- VI. The Tenant and County now desire to amend the Lease to provide additional funding for exterior site improvements to address the COVID-19 Emergency and to prevent the spread of COVID-19 within, and around the Facility, as more fully set forth herein.

**NOW, THEREFORE**, in consideration of the Recitals, above, incorporated by reference herein, and the mutual covenants and agreements in the Lease and hereinafter contained, County and Tenant mutually agree

to amend the Lease effective on the date first written above as follows:

- A. The Recitals above are incorporated herein and into the Lease.
- B. Clause 5.1.6(g) is hereby deleted and replaced with:

“(g) In addition to the County Financial Contribution and the Construction Acceleration Contribution, no later than fifteen (15) days after the Effective Date of the Second Amendment to this Lease, the County shall provide Tenant with \$1,500,000 (“**Supplemental FF&E Allowance**”), and no later than fifteen (15) days after the Effective Date of the Third Amendment to this Lease, the County shall provide Tenant with \$1,000,000 (“**COVID-19 Exterior Site Improvements Allowance**”). The purpose of the Supplemental FF&E Allowance is to upgrade the fixtures, furniture and equipment (“**FF&E**”) for the Facility and the purpose of the COVID-19 Exterior Site Improvements Allowance is to construct exterior improvements at the Facility in response to the imminent and proximate threat to public health from the introduction of a novel coronavirus, COVID-19, in Orange County (the “**COVID-19 Emergency**”). The COVID-19 Emergency was declared by the Board of Supervisors on March 2, 2020 by Resolution No. 2020-11, which ratified the local health emergency declared by the County’s Health Officer. Additionally, on March 4, 2020, the Governor of the State of California declared a State of Emergency to exist in California as a result of the threat of COVID-19. COVID-19 requires unique FF&E upgrades and exterior site improvements that will ensure the ability to prevent the spread of COVID-19 within and around the Facility. The Supplemental FF&E Allowance is the estimated difference in cost between the base identified FF&E package for the Facility and the FF&E package that will be needed in response to the COVID-19 Emergency based on the recommendations from the architect for the Project, attached hereto as **Exhibit H**, along with a contingency amount. The COVID-19 Exterior Site Improvement Allowance is the estimated cost to construct a block wall at the front of the facility and outdoor amenities at the rear of the facility to allow safe social separation for residents of the Facility, attached hereto as **Exhibit I**. In no event shall any portion of the Supplemental FF&E Allowance or the COVID-19 Exterior Site Improvement Allowance be used for any purpose other than to prevent the spread of COVID-19 in and around the Facility, as agreed to by the Parties. In the event that the Supplemental FF&E Allowance and/or the COVID-19 Exterior Site Improvement Allowance are not expended at the termination of the Lease, any remaining funds shall be remitted to the County by Tenant within fifteen (15) days. In the event that the Supplemental FF&E Allowance and/or the COVID-19 Exterior Site Improvement Allowance has been expended, but the FF&E, as set forth in Exhibit H and the exterior site improvements as set forth in Exhibit I, have not been completed, the Parties shall meet and confer with the architect on a potential resolution which may include a Lease augmentation and/or leveraging of community support and donations to complete the FF&E and/or exterior site improvements necessary for the COVID-19 Emergency.”

- C. **Exhibit I**, “COVID-19 Site Improvement Recommendations,” attached hereto, is hereby added to the Lease.
- D. All terms, conditions and attachments of the Lease, as amended, remain in full force and effect and are incorporated herein unless amended by this Third Amendment. In the event of a conflict between the Lease, as amended, and this Third Amendment, this Third Amendment shall control.

IN WITNESS WHEREOF, the Parties have executed this Third Amendment on the date first above written.

**TENANT**

SHELTER PROVIDERS OF  
ORANGE COUNTY, a California  
nonprofit corporation, dba HomeAid  
Orange County

By: \_\_\_\_\_  
Name: Gina R. Scott  
Title: Executive Director

**COUNTY**

COUNTY OF ORANGE,  
a political subdivision of the State of California

APPROVED AS TO FORM:  
OFFICE OF COUNTY COUNSEL  
ORANGE COUNTY, CALIFORNIA

By Michael A. Haubert  
Senior Deputy County Counsel

\_\_\_\_\_  
Thomas A. Miller, Chief Real Estate Officer  
Orange County, California

**EXHIBIT I**  
**COVID-19 SITE IMPROVEMENT RECOMMENDATIONS**

Yale Transitional Center  
Contract Change Order No. 6

**Project**

Yale Transitional Center  
2229 S. Yale St  
Santa Ana, CA 92704

Change Order No. 6  
Change Order Date: 11/11/2020  
CWD Project No.: 190013.

**Contractor**

C.W. Driver  
2 Technology Drive, Suite 100  
Irvine, CA 92618

Contract Date: 11/19/2019  
Contract For: Yale Transitional Center

The contract is changed as follows:

COR No. 203	Owner Requested Changes - Site/East Entrance	\$1,000,000.00
<b>Change Order No. 6 Total:</b>		<b>\$1,000,000.00</b>

The original Contract Sum was:	\$25,020,903.00
Net change by previously authorized Change Orders:	\$771,786.00
Contract Sum prior to this Change Order:	\$25,792,689.00
The Contract Sum will be increased by this Change Order in the amount of:	\$1,000,000.00
The new Contract Sum including this Change Order will be:	\$26,792,689.00

The Contract Time will be unchanged.

The date of Substantial Completion as of the date of this Change Order will remain: 3/7/2021.

**Not valid until signed by all parties.**

**Contractor**

C.W. Driver  
2 Technology Drive, Suite 100  
Irvine, CA 92618

**Owner**

Shelter Providers of Orange County (dba  
HomeAid OC)  
1130 N. Citrus Street  
Orange, CA, 92867

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Jobsite**

2229 S. Yale St  
Santa Ana, CA 92704  
**T F**

**CWD Office**

2 Technology Drive, Suite 100  
Irvine, CA 92618  
**T 949.261.5100 F 949.261.5167**

Contract Change Order No. 6  
CWD Job No. 190013.  
Page 1/1

Yale Transitional Center  
Change Order Request

11 November 2020

Gina Scott  
Shelter Providers of Orange County (dba HomeAid Orange County)  
24 Executive Park Suite 100  
Irvine, CA 92614

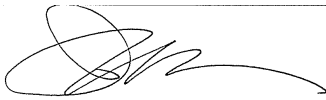
PROJECT: Yale Transitional Center  
SUBJECT: COR #203 - Owner Requested Changes - Site/East Entrance

Dear Gina,

Please review this Change Order Request in the amount of \$1,000,000 to revise site concrete, fencing, gates and east entrance/check-in area as requested by County of Orange and HomeAid.

Please be advised that we have proceeded with this scope change in accordance with the authorization provided by the County and HomeAid. Attached for your review is supporting information.

Sincerely,



Jeff Bara  
Senior Project Manager

**Authorization**

By: \_\_\_\_\_

Title: \_\_\_\_\_

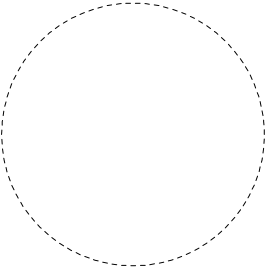
Date: \_\_\_\_\_

Signature authorizes C.W. Driver to proceed pursuant to the terms of this Change Order Request.

Yale Transitional Center  
Change Order Request

**Cost Breakdown**

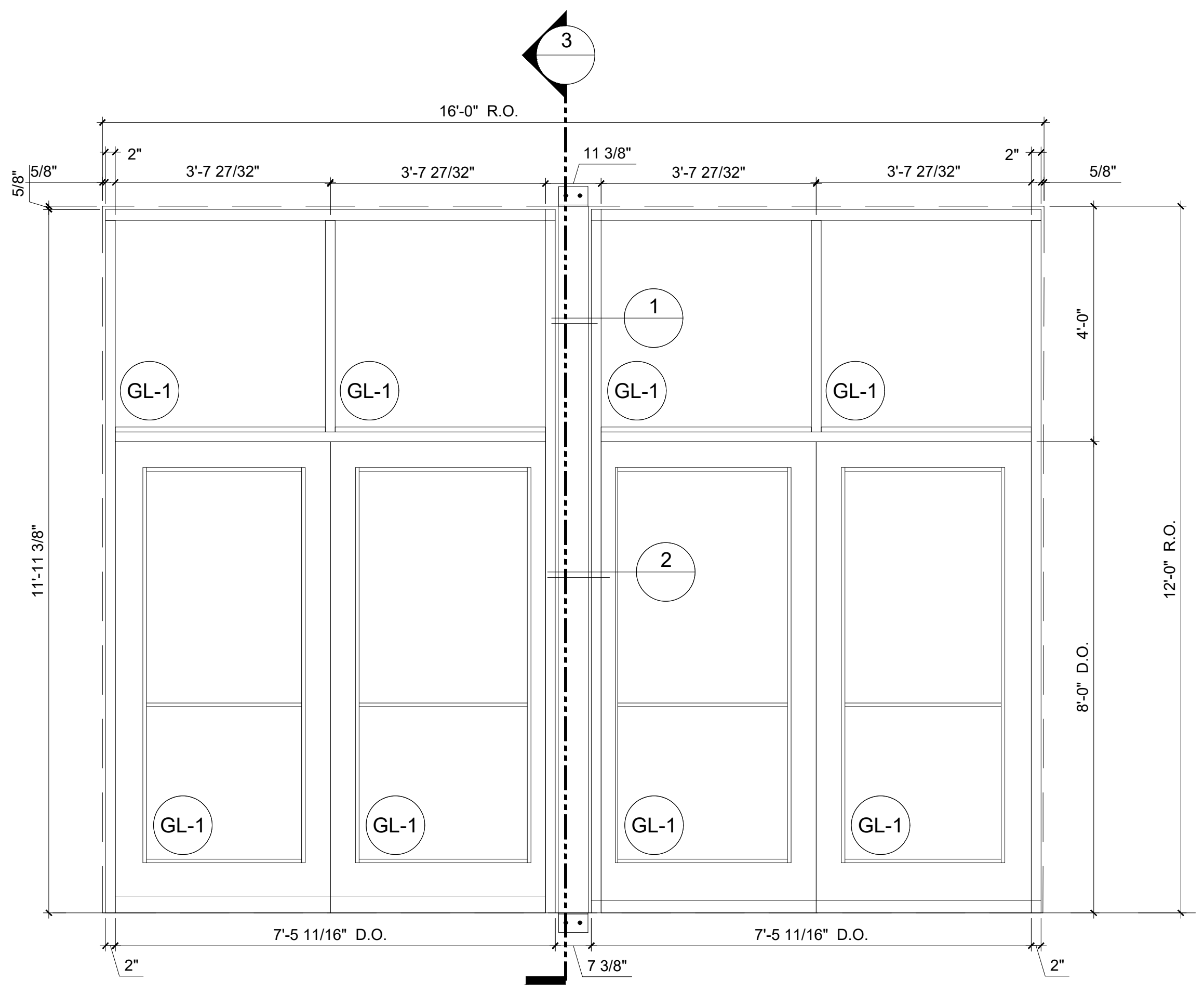
<b>Item</b>	<b>Description</b>	<b>Amount</b>
1	Owner Requested Changes - Modify East Entrance Storefront	\$89,711
2	Owner Requested Changes - Modify East Entrance Storefront (Steel Estimate)	\$10,000
3	Owner Requested Changes - Extend Dining Canopy	\$26,680
4	Owner Requested Changes - Add Outdoor Canopy	\$133,480
5	Owner Requested Changes - Fencing Revisions/Added Operable Gates	\$532,863
6	Owner Requested Changes - Site Concrete (Estimate)	\$50,000
7	Owner Requested Changes - Site Electrical (Estimate)	\$35,000
8	Owner Requested Changes - Check-In/Security Added Walls (Estimate)	\$15,000
9	Owner Requested Changes - Check-In/Security Added Electrical (Estimate)	\$5,000
10	Owner Requested Changes - Demolition of West Entrance Concrete	\$11,617
11	Insurance (2.31%)	\$21,006
12	CWD Fee (3.75%)	\$34,888
13	HomeAid Project Administration	\$24,000
14	HomeAid Oversight Management (1.07%)	\$10,755
<b>Total Change Order Request:</b>		<b>\$1,000,000</b>



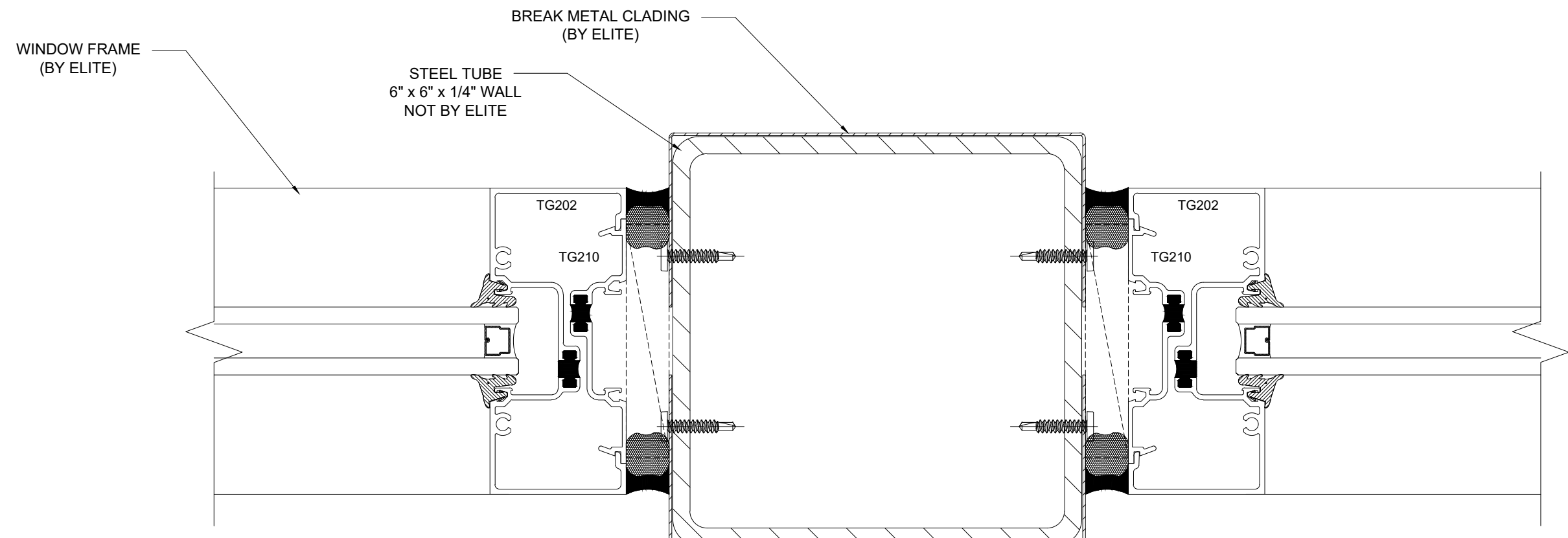
Rev.	Description	Date
	STOREFRONT DESIGN SUBMITTAL	28 AUG 2020

Drawing Title:  
**PROPOSED STOREFRONT DESIGN**  
Project No.: 005810.00      Checked by:

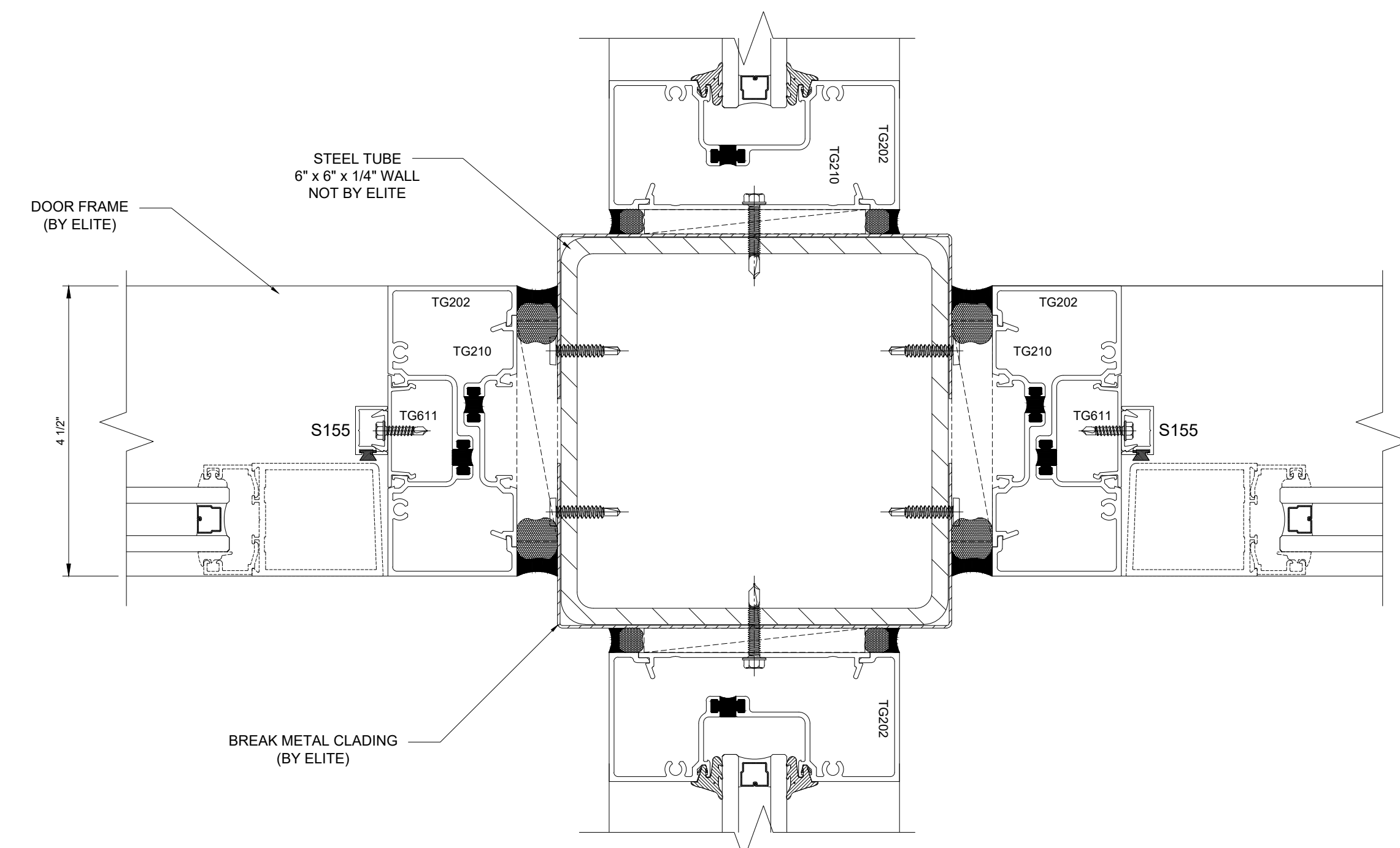
**SK-2**



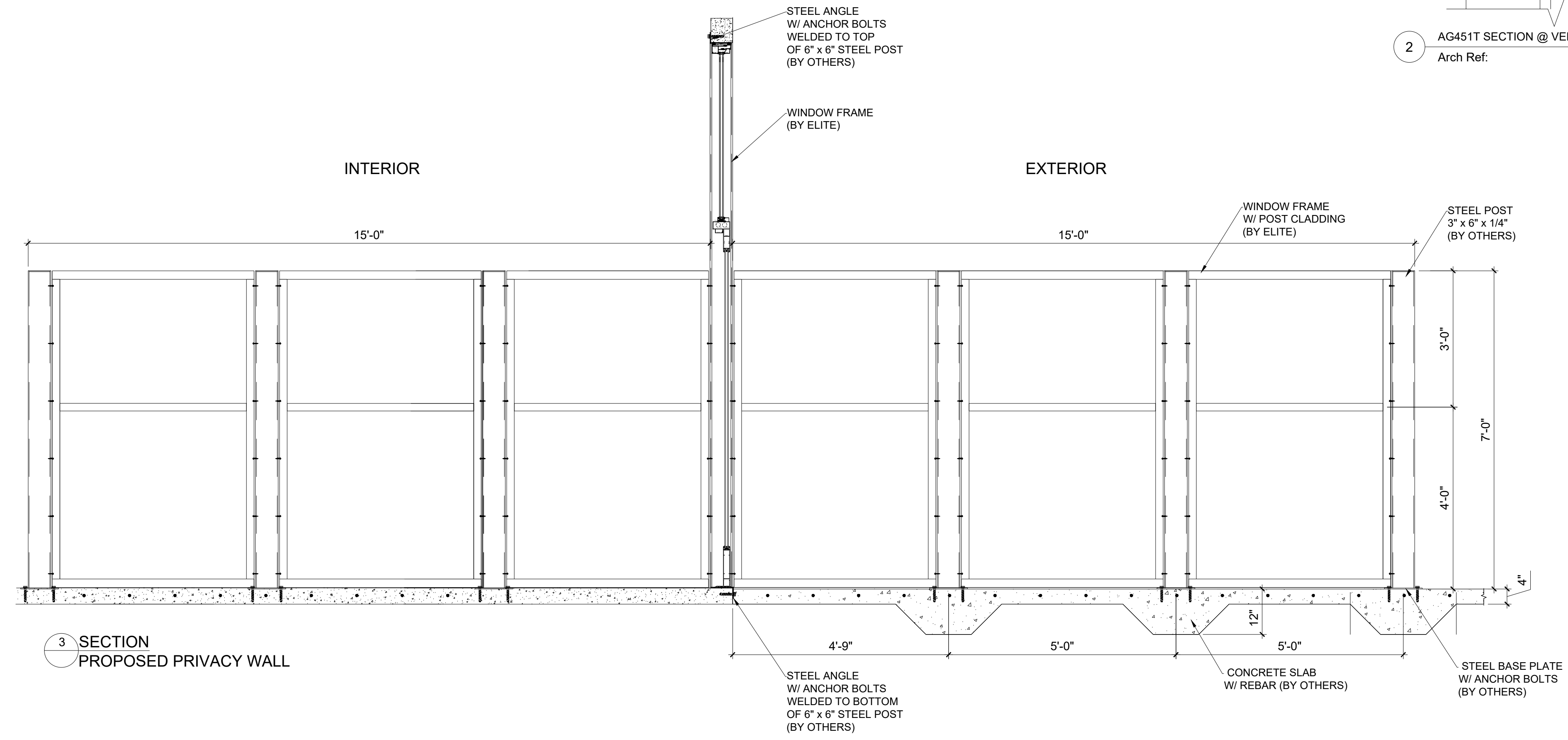
**FRONT ELEVATION**



**1** AG451T SECTION VERTICAL @ WINDOWS  
Arch Ref:



**2** AG451T SECTION @ VERTICAL FRAMING W/ DOORS  
Arch Ref:



**3** SECTION PROPOSED PRIVACY WALL



**CHANGE ORDER REQUEST WORK SHEET**

<b>COR Title:</b>	<b>Storefront Doors and Partition</b>	<b>Status:</b>	<b>Pending</b>	<b>COR #:</b>	<b>01</b>
<b>Project:</b>	<b>Yale Transitional Center</b>	<b>Priority:</b>	<b>CRITICAL</b>	<b>Submittal Date:</b>	<b>10/28/20</b>
<b>GC/CM:</b>	<b>C.W. Driver</b>	<b>By:</b>	<b>Alex Choe</b>	<b>Approval Date:</b>	
<b>Scope/Description of work:</b>					
Revise Storefront elevation to include a new pair of door with the addition of a new storefront (int & ext).					
<b>Expedited request!</b>					
<b>LABOR:</b>		<b>Qty</b>	<b>Hours/Qty</b>	<b>Labor Rate</b>	<b>Subtotal</b>
Superintendent		1.00	4.00	\$ 101.91	\$ 408
Layout		1.00	8.00	\$ 80.52	\$ 644
Door Pair Installation		2.00	8.00	\$ 80.52	\$ 1,288
Partition Installation		2.00	8.00	\$ 80.52	\$ 1,288
Steel HSS with Baseplate Installation		2.00	8.00	\$ 80.52	\$ 1,288
<b>SUBCONTRACT:</b>		<b>Qty</b>	<b>Unit</b>	<b>Cost/Unit</b>	<b>Subtotal</b>
Shop Drawings		1	lot	1200	\$ 1,200
					\$ -
<b>MATERIAL:</b>		<b>Qty</b>	<b>Unit</b>	<b>Cost/Unit</b>	<b>Subtotal</b>
Storefront Material - Anodized to match storefront aluminum		1	lot	\$6,800.00	\$ 6,800
Storefront Door Pair + Hardware		1	ea	\$8,100.00	\$ 8,100
Arcadia Expedition Pricing		1	lot	\$10,000.00	\$ 10,000
Obscure Glass		210	sqft	\$17.00	\$ 3,570
HSS Posts with base plate welding		6	ea	\$920.00	\$ 5,520
Fasteners		1	lot	\$641.00	\$ 641
Auto Door Operator (Material& Labor) (1 pair only)		1	lot	\$14,000.00	\$ 14,000
Break Metal Cladding (anodized to match storefront)		1	lot	\$6,200.00	\$ 6,200
Caulking & Misc.		1	lot	\$3,800.00	\$ 3,800
<b>EQUIPMENT:</b>		<b>Qty</b>	<b>Unit</b>	<b>Cost/Unit</b>	<b>Subtotal</b>
Scissorlift (1 week rental)		2	ea	\$250.00	\$ 500
<b>MISC TAXABLE:</b>		<b>Qty</b>	<b>Unit</b>	<b>Cost/Unit</b>	<b>Subtotal</b>
Tools & Equipment		58,631.00		5%	\$ 2,932
Block Sizes / Net:Gross Shrinkage / Supplies		58,631.00		5%	\$ 2,932
Printing					\$ -
Fed Ex / UPS					\$ -
Freight					\$ -
Other					\$ -
<b>SUMMARIES</b>				<b>Rate</b>	<b>Value</b>
Sales Tax				9.50%	\$ 64,994
Overhead				10.00%	\$ 77,285
Profit				5.00%	\$ 85,014
G/L Insurance				0.50%	\$ 89,265
Bond Amount				0.00%	\$ 89,711
<b>TOTAL AMOUNT OF CHANGE ORDER REQUEST:</b>					<b>\$ 89,711</b>
<b>IMPACTS:</b>	This COR (INCLUDES/DOES NOT INCLUDE) the cost of G/L and W/C				
OCIP	(ADD 2 weeks to schedule/No Impact)				
SCHEDULE	(requires the free use of the tower crane during normal working hours)				
LOGISTICS	(surrounding conditions are to be xrayed by others)				
NOTES					

**PROPOSAL**

<b>PROPOSAL #:</b>	<b>27410</b>
<b>DATE:</b>	10/22/2020
<b>SALES REP:</b>	HM



<b>CUSTOMER</b>
C.W. DRIVER 468 N. ROSEMEAD BLVD. PASADENA, CA 91107 P. 626 351-8800 F
<b>REQUESTED BY:</b> JUDD R.

<b>JOB SITE</b>
YALE STREET ORANGE COUNTY SHELTER 2229 S. YALE STREET SANTA ANA, CA 92704 GARRETT CELL: 714.402.7887
<b>PROJECT:</b> COR - DINING PATIO SHADE ADDITION

QTY	DESCRIPTION	DIMENSIONS	RATE	TOTAL:
1	6-POINT CABLE TENSIONED SHADE SAIL - ADD (3) 12' A.F.F. CLEAR COLUMNS - INCLUDE CAPPED HAND HOLES AT TOP & BOTTOM OF NEW COLUMNS - ADD MODIFICATIONS TO EXISTING COLUMNS FOR NEW SAIL CONNECTIONS - INCLUDE DELIVERY AND INSTALLATION OF COLUMNS TO CONCRETE FOOTINGS  *** DESIGN BUILD PER RENDERINGS PROVIDED - (10.20.20) *** *** COLUMNS BOLTED TO CONCRETE FOOTINGS *** *** CONCRETE FOOTINGS PER ENGINEERING BY OTHERS ***  FABRIC: ALNET (CA FIRE MARSHAL APPROVED HDPE MESH) COLOR: DOVE BLUE  COLUMNS: 8" SCH. 40 PIPE W/ STEEL BASE PLATES FINISH: POWDER COATED COLOR: RAL 5007 - BRILLIANT BLUE  HARDWARE: S.S. CABLES, S.S. PRO DEE RINGS, S.S. SHACKLES, & S.S. TURNBUCKLES	51' x 32'	26,480.00	26,480.00
1	REVISE PERMIT SET W/ NEW STAMPED ENGINEERING CALCS - INCLUDE CONCRETE FOOTING DESIGN IN CALCS  *** SUBJECT TO ENGINEERING & CITY REQUIREMENTS *** *** PRICED INCLUDES PREVAILING WAGE INSTALLATION LABOR ***		2,200.00	2,200.00

50% deposit required. Balance due upon completion.  
LA Fabricator License Number FB00095

**TOTAL: \$28,680.00**

Price includes all necessary materials, labor, and if applicable sales tax. Any electrical work, permit service, city fees or engineering is not included in the price of the contract unless it is stated above in writing. Client is responsible for all required permits. Balance of the contract is due upon completion of the job. Until payment made in full, product purchased and installed is property of Sark Custom Awnings & Window Coverings, Inc. We guarantee all materials used in this contract to be done in a neat workmanship manner. Any variations from the plan or alternations requiring extra labor or material will be preformed only upon written order and billed in addition to the sum covered by the contract. We carry \$2,000,000 liability insurance and workers' compensation and comply with their laws. Quoted price good for 30 days, but subject to steel price fluctuations. Monthly service charge of one and a half percent (1.5%) will apply on past due balances.

**ACCEPTED BY:**

NAME: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

SIGN: \_\_\_\_\_

**PROPOSAL**

PROPOSAL #:	27450
DATE:	10/28/2020
SALES REP:	HM



<b>CUSTOMER</b> C.W. DRIVER 468 N. ROSEMEAD BLVD. PASADENA, CA 91107 P. 626 351-8800 F	<b>JOB SITE</b> YALE STREET ORANGE COUNTY SHELTER 2229 S. YALE STREET SANTA ANA, CA 92704 JUDD CELL: 818.256.5870
<b>REQUESTED BY:</b> JUDD R.	<b>PROJECT:</b> COR - OUTDOOR PATIO STRUCTURE

QTY	DESCRIPTION	DIMENSIONS	RATE	TOTAL:
1	FULL CANTILEVER SHADE CANOPY W/ RADIUS BEAMS - (4) ROOF SECTIONS W/ (5) COLUMNS & ARCHED BEAMS - INCLUDE (5) CONCRETE FOOTINGS W/ REBAR CAGES  *** DESIGN BUILD PER RENDERINGS PROVIDED ***  FABRIC: ALNET EXTRABLOCK - FIRE RATED HDPE MESH COLOR: DOVE BLUE STEEL FINISH: POWDER COATED COLOR: POWDER BLUE  [ DESIGN & PERMITS ]	20' x 110' x 10'HT	128,380.00	128,380.00
1	PERMIT SET DRAWINGS W/ STAMPED ENGINEERING CALCS		3,800.00	3,800.00
1	PERMIT SERVICE & SUBMITTALS *** CITY FEES ADDITIONAL *** *** SUBJECT TO ENGINEERING & CITY REQUIREMENTS ***		1,300.00	1,300.00
	[ INCLUSIONS ] PREVAILING WAGE LABOR INSTALLATION. PRICE INCLUDES CALIFORNIA FIRE MARSHAL APPROVED FABRIC, FREIGHT; REBAR FOOTING CAGES STANDARD INSTALLATION INCLUDES AND COMPLETE CANOPY ASSEMBLY, DIRT REMOVAL. ALL UNDERGROUND IRRIGATION AND PIPE THAT DOES NOT FALL UNDER DIG ALERT MUST BE MARKED PRIOR TO DIGGING. ANY IRRIGATION OR PIPE HIT THAT IS NOT PROPERLY MARKED WILL BE THE OWNER'S RESPONSIBILITY AND SUBJECT TO CHANGE ORDER FOR ANY REPAIRS.			
	[ EXCLUSIONS ] TEMPORARY FENCING, CONCRETE CUTTING, REMOVAL AND DISPOSAL OF LARGE BOULDERS. ADDITIONAL SITE WORK INCLUDING BUT NOT LIMITED TO: LANDSCAPE SERVICES, SURFACE REPAIR, EXISTING STRUCTURE WORK OR CONCRETE SURFACING.			

50% deposit required. Balance due upon completion.  
LA Fabricator License Number FB00095

**TOTAL: \$133,480.00**

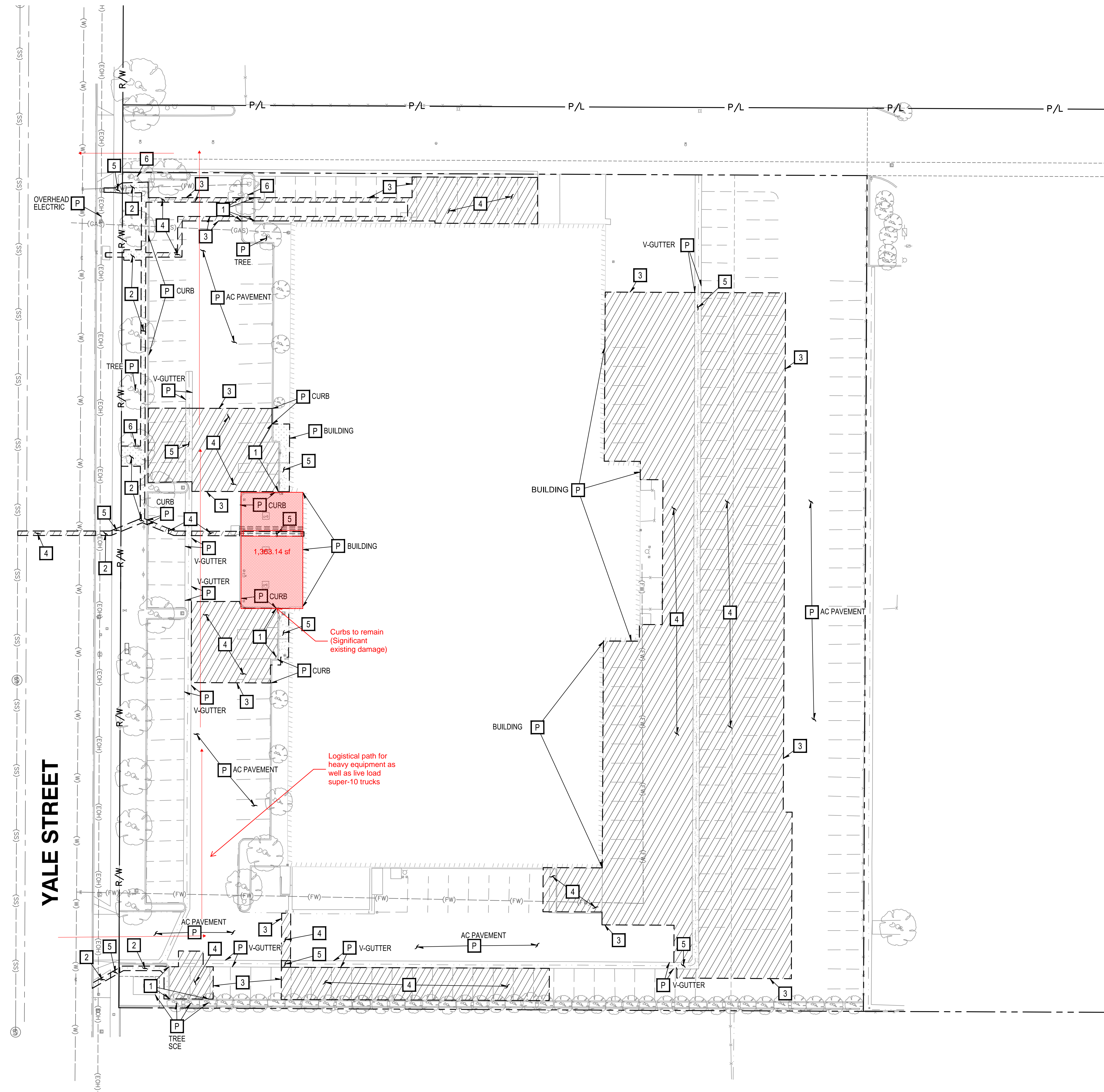
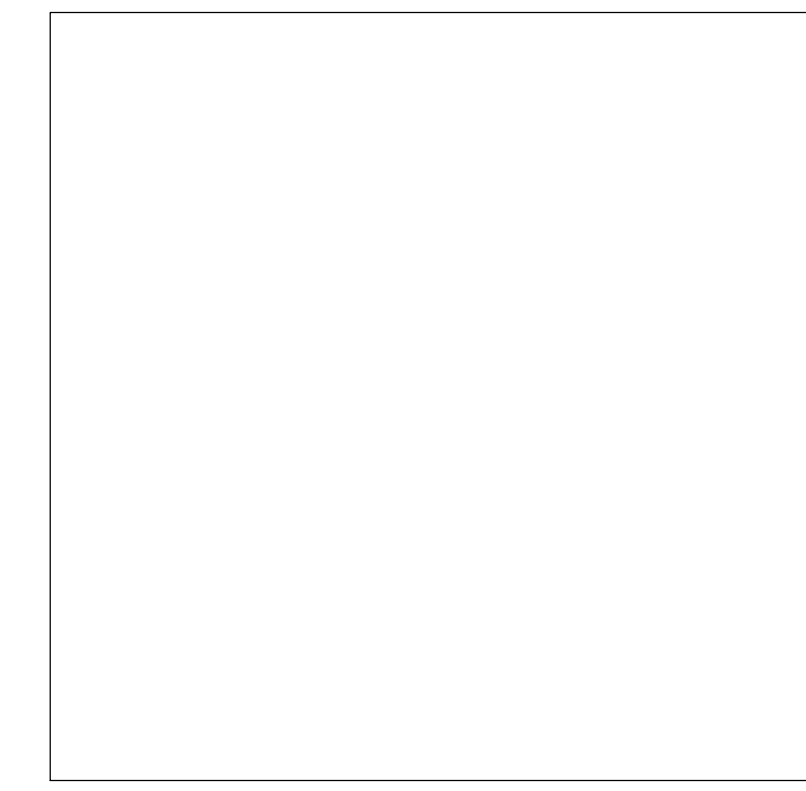
Price includes all necessary materials, labor, and if applicable sales tax. Any electrical work, permit service, city fees or engineering is not included in the price of the contract unless it is stated above in writing. Client is responsible for all required permits. Balance of the contract is due upon completion of the job. Until payment made in full, product purchased and installed is property of Sark Custom Awnings & Window Coverings, Inc. We guarantee all materials used in this contract to be done in a neat workmanship manner. Any variations from the plan or alternations requiring extra labor or material will be preformed only upon written order and billed in addition to the sum covered by the contract. We carry \$2,000,000 liability insurance and workers' compensation and comply with their laws. Quoted price good for 30 days, but subject to steel price fluctuations. Monthly service charge of one and a half percent (1.5%) will apply on past due balances.

**ACCEPTED BY:**

NAME: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

SIGN: \_\_\_\_\_



**DEMOLITION NOTES**

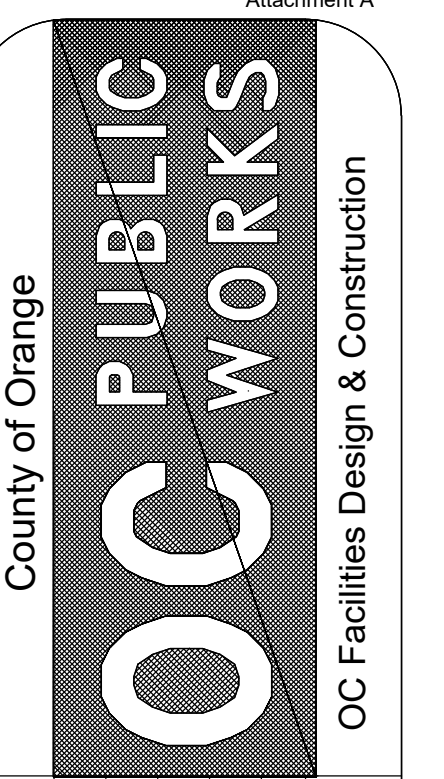
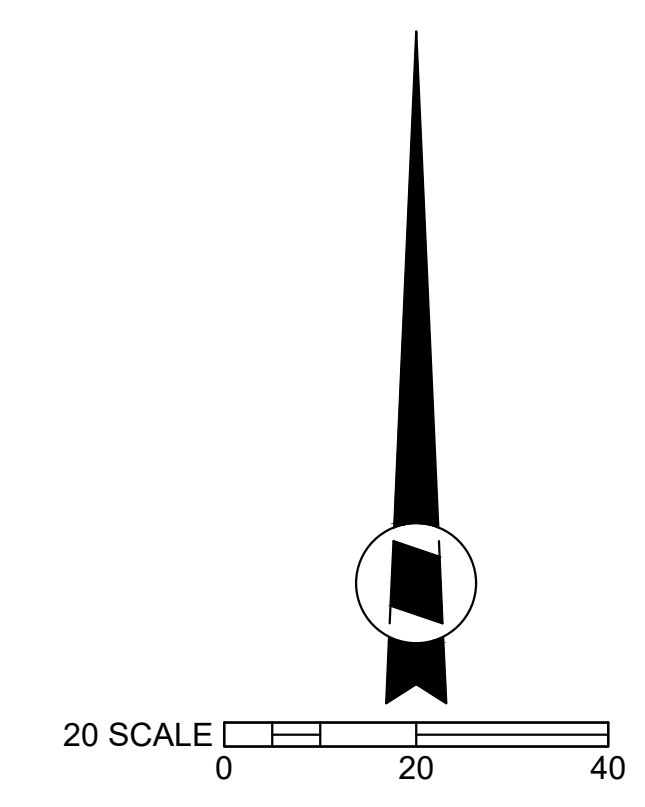
ITEM	DESCRIPTION	QUANTITY	UNIT
P	PROTECT IN PLACE ITEM AS NOTES ON PLAN		
1	SAWCUT & REMOVE & DISPOSE EXISTING CURB	100	LF
2	REMOVE EXISTING LANDSCAPING, CAP IRRIGATION, REMOVE IRRIGATION AS NECESSARY AND ALL RELATED WORK	630	SF
3	SAWCUT EXISTING AC PAVEMENT	1,510	LF
4	REMOVE & LEGALLY DISPOSE OF EXISTING AC PAVEMENT (DEPTH PER DETAIL ON SHT C-6.0) AS REQUIRED	31,500	SF
5	SAWCUT, REMOVE & DISPOSE EXISTING CONCRETE	1,460	SF
6	REMOVE TREE	3	EA

NOTE: EXISTING PAVEMENT MARKERS, STRIPING DAMAGED DURING REMOVAL SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE AGENCY

**LEGEND**

- EXISTING BUILDING FOOTPRINT
- OCS EASEMENT
- PROPERTY LINE
- RIGHT OF WAY
- LIMITS OF OVER-EXCAVATION
- EXISTING CONCRETE
- EXISTING AC PAVEMENT
- EXISTING LANDSCAPING

FOR REFERENCE ONLY



Revisions	PLAN CHECK NO.1	Drawn	Chkd.	Date	Sym.	Descr.	Date	By

Consultants

A-E  
**IDS**  
 IDS GROUP  
 Design Chkd.  
 Date 2020-0513  
 1 PETERS CANYON ROAD, SUITE 190  
 IRVINE, CA 92606  
 TEL: 949-387-6000 FAX: 949-387-0800

Sht Title DEMOLITION PLAN  
 Project **YALE PROJECT**  
 2229 S. YALE STREET, SANTA ANA, CA  
 PROJ. NO. 19X018.00  
 Approve in Concept  
 Project Manager: \_\_\_\_\_  
 Section Manager: \_\_\_\_\_  
 OC PUBLIC WORKS  
 OC FACILITIES DESIGN & CONSTRUCTION  
 Date: \_\_\_\_\_  
 Plan No.  
 Sheet C-0.1



California Contractor License #568673  
CA DIR Number - 100000860

11/4/2020

Change Order Request #16

**Subject: DEMO AND REMOVE 1,363SF 4" CONCRETE AT ENTRY**

**SCOPE OF WORK:**

Penhall can provide demolition services for the following demolition scope:

- Demolish and remove 1,363sf of 4" thick concrete at the entry pad to the building. Curbs to remain despite significant existing damage at multiple locations. Penhall to live-load super-10 trucks during demolition, will require clear access path for equipment and trucks. Protection provided by C W Driver.
- See attached drawing markup and cost breakdown

Penhall is anticipating an additional Schedule Impact of 2 shifts for this work.

**PRICING BREAKDOWN:**

<u>#</u>	<u>DESCRIPTION</u>	<u>TOTAL COST</u>
1	Demo as noted above	\$11,617
2		
3		
	<b>GRAND TOTAL</b>	<b>\$11,617</b>

### Estimate For Scope Change



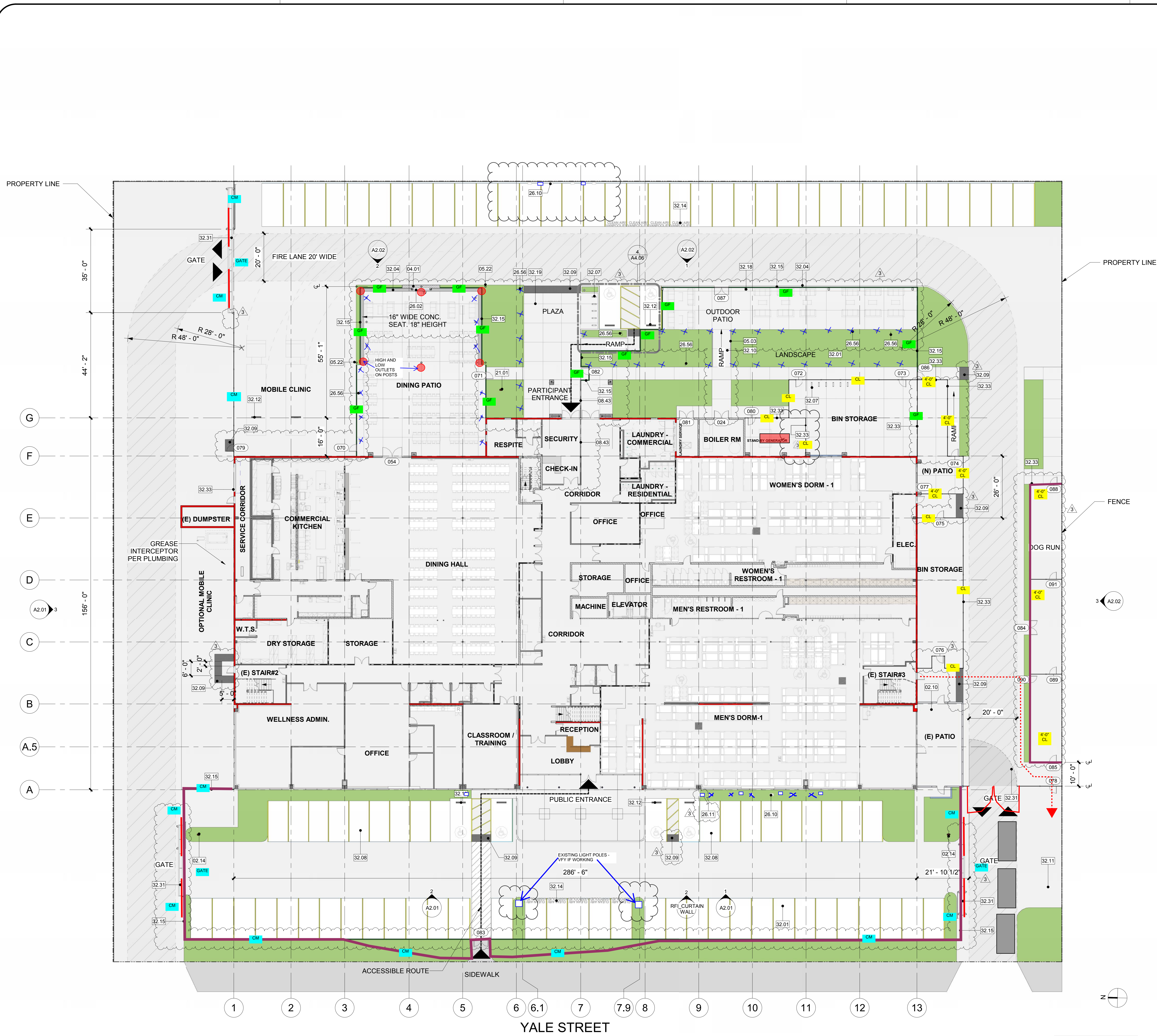
Job No. 201012  
 PCI # \_\_\_\_\_  
 RFI # \_\_\_\_\_  
 CCD # \_\_\_\_\_

Project Name Yale Street Homeless Shelter  
 Contractor/Owner C.W. Driver  
 C. O. Request # 16 Crew Size: 5  
 C.O.R. Date 11/4/2020 Schedule Impact: 2.0  
 (days)

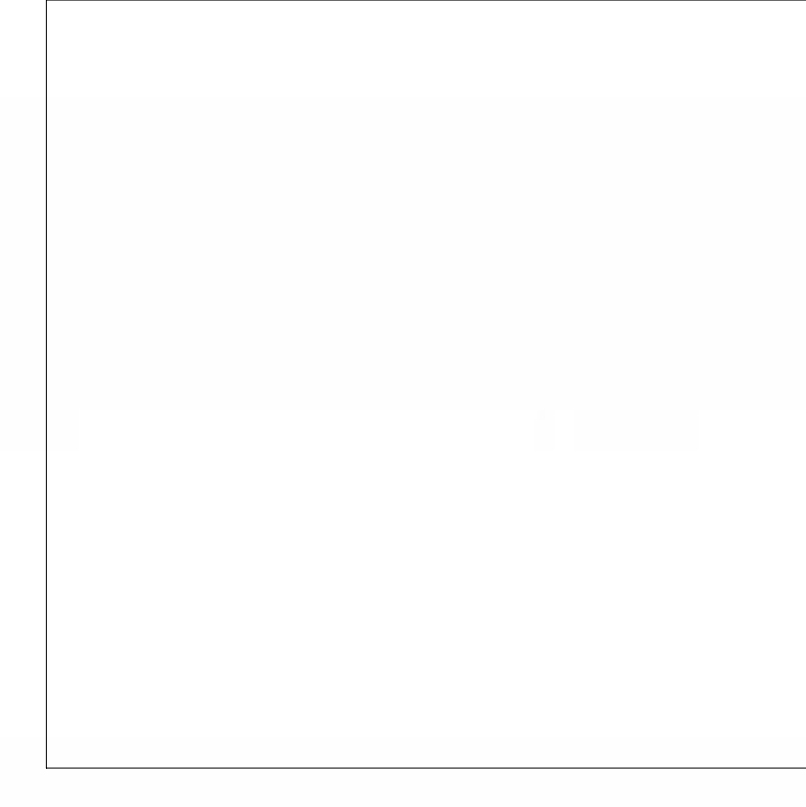
**Scope Description and Additional Assumptions and Comments:**

COR 16, Demolish and remove 1,363sf of 4" thick concrete at the entry pad to the building. Curbs to remain despite significant existing damage at multiple locations. Penhall to live-load super-10 trucks during demolition, will require clear access path for equipment and trucks. Protection provided by C W Driver. See cover sheet for more details.

						LUMP SUM ESTIMATE			
A	LABOR	Total Units	Rate	UOM	Subtotal				
	Union Labor Group 8 Straight Time Rate	32.0	\$77.37	Per Hour	\$ 2,475.97	32.0			
	Union Foreman Straight Time Rate	16.0	\$80.42	Per Hour	\$ 1,286.68	16.0			
	Union Operating Engineer Straight Time Rate	16.0	\$104.04	Per Hour	\$ 1,664.70	16.0			
	<b>Total Labor Hours:</b>	<b>64.0</b>		<b>Labor Subtotal:</b>	<b>\$ 5,427.34</b>				
B	EQUIPMENT	Total Units	Rate	UOM					
	Compressor Truck w/ Equipment & Tools	2.0	\$760.00	Per Day	\$ 1,520.00	2.0			
	Backhoe 4WD ExtendaHoe	2.0	\$546.00	Per Day	\$ 1,092.00	2.0			
	Backhoe Breaker	2.0	\$431.00	Per Day	\$ 862.00	2.0			
				<b>Equipment Subtotal:</b>	<b>\$ 3,474.00</b>				
C	MATERIALS & DISPOSAL	Total Units	Rate	UOM					
	Concrete Disposal	2.0	\$ 600.00	Per Load	\$ 1,200.00	2.0			
				<b>Materials &amp; Disposal Subtotal:</b>	<b>\$ 1,200.00</b>				
				<b>Subtotal:</b>	<b>\$ 10,101.34</b>				
	Markup for items A, B		15%		\$ 1,335.20				
	Markup for item C		15%		\$ 180.00				
	Markup for item D		15%		\$ -				
				<b>Total:</b>	<b>\$ 11,616.54</b>				



**COUNTY APPROVAL STAMP**



**KEYNOTES**

VALUE	DESCRIPTIONS
02.10	(E) PATIO TO REMAIN
02.14	(E) FIRE HYDRANT
04.01	(N) CMU WALL W/POLISHED SURFACE
05.03	(N) METAL GUARDRAIL
05.22	(N) HSS COLUMN, PER STRUCTURAL
08.43	(N) STOREFRONT WITH DOUBLE-PANE GLAZING
21.01	(N) FIRE HYDRANT PER PLUMBING
26.02	(N) WALL MOUNTED FLAT SCREEN TV
26.10	(N) EV CHARGING STATION
26.11	(N) EV CHARGING STATION DEDICATED TO ACCESSIBLE STALL
26.56	(N) EXTERIOR LIGHTING
32.01	LANDSCAPE AREA, DESIGN BY OTHER
32.04	(N) CONCRETE CURB PER CIVIL
32.07	(N) LONG TERM BICYCLE RACKS
32.08	(N) PARKING SPACES PER CIVIL
32.09	(N) TRUNCATED DOMES PER CIVIL
32.10	(N) ACCESSIBLE RAMP PER CIVIL
32.11	(N) MWS UNIT PER CIVIL
32.12	(N) CONCRETE WHEEL STOP PER CIVIL
32.14	(N) CLEAN AIR VEHICLE PARKING
32.15	(N) GREEN SCREEN PER LANDSCAPE
32.18	(N) SHADING STRUCTURE
32.19	(N) CONCRETE JOINTS
32.31	(N) ENTRANCE GATE & FENCE
32.33	(N) CHAINLINK FENCES 4' HEIGHT. PER DETAIL IN SHEET L1.11

**GENERAL NOTES - CALGREEN**

- BICYCLE PARKING:**
- SHORT-TERM PARKING (PER A5.106.4.1.1): 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACE BEING ADDED  
105 X 5% = 5.25  
PARKING PROVIDED: 6
  - LONG-TERM PARKING (PER A5.106.4.1.2): 5% OF TENANT-OCCUPIED MOTORIZED VEHICLE PARKING SPACE BEING ADDED  
105 X 5% = 5.25  
PARKING PROVIDED: 6
- CLEAN AIR VEHICLE PARKING**
- PER TABLE A5.106.5.1.1
  - PARKING PROVIDED: 11 STALLS
- A5.106.5.1.1 Tier 1.** Ten percent of total spaces. [BSC-CG] Provide 10 percent of total designated parking spaces for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10 percent of total

**ELECTRICAL VEHICLE CHARGING STATION:**

- PER TABLE A5.106.5.3.2
  - PARKING PROVIDED: 12 STALLS
- | TOTAL NUMBER OF ACTUAL PARKING SPACES | TIER 2 NUMBER OF REQUIRED EV CHARGING SPACES |
|---------------------------------------|--|
| 0-9                                   | 1  |
| 10-25                                 | 2  |
| 26-50                                 | 4  |
| 51-75                                 | 6  |
| 76-100                                | 9  |
| 101-150                               | 12   |
| 151-200                               | 17   |
| 201 and over                          | 10 percent of total <sup>1</sup>             |
1. Calculation for spaces shall be rounded up to the nearest whole number.

**GENERAL NOTES - SITE PLAN**

- CONTINUOUS, UNOBSTRUCTED PATH OF TRAVEL THAT CONNECTS THE PROPOSED RESTROOM AND ACCESSIBLE PARKING SHALL BE PROVIDED IN SITE PER CBC SECTION 11B-202.4
- REFER TO CIVIL ENGINEERING AND LANDSCAPE DWG FOR DESIGN OF SITE ELEMENTS SUCH AS PLANTERS, PAVEMENT, SITE BENCHES, BIKE RACKS, SIGNAGE & FENCES, ETC.

NEW SITE PLAN 1/16" = 1'-0" 1

Attachment A

**COUNTY OF ORANGE PUBLIC WORKS**  
OC Facilities Design & Construction

Revisions	Date	By
2020-02-26		
2020-06-17		
2020-06-30		
2020-11-02		
2020-09		

PLN CHECK RESUBMITTAL NO. 1  
PLN CHECK RESUBMITTAL NO. 2  
SITE REVISIONS

PLN CHECK NO. 1  
PLN CHECK NO. 2  
SITE REVISIONS

Consultants: \_\_\_\_\_  
Drawn: \_\_\_\_\_  
Chkd: \_\_\_\_\_  
Date: \_\_\_\_\_

A-E Seal: \_\_\_\_\_  
Date: \_\_\_\_\_

**IDS GROUP**  
1 PETERS CANYON ROAD, SUITE 130  
IRVINE, CA 92606  
TEL: 949-387-8800 FAX: 949-387-0800

Sht Title: NEW SITE PLAN  
Project: YALE TRANSITIONAL CENTER  
2229 S. YALE STREET,  
SANTA ANA, CA  
PROJ. NO. 20X09.00

Plan No. \_\_\_\_\_  
Sheet **A1.01**  
of \_\_\_\_\_

Page 15 of 17



Since 1923

**PROJECT:** Yale St Fence and Gate Revisions **TO:** CW Driver  
**CONTACT:** Chris Lamb **ATTENTION:** Jeff B.  
**DATE:** 11/4/2020 **Phone:**

**Plans:** YES **Bondable:** Yes  
**Specs:** YES **Rate:** 0.86%  
**Installed:** YES **Tax:** Yes  
**Wage:** Prevailing **EMR:** 1.04  
**\*\* Crown Fence Co is Union Signatory to the Laborer's & Operating Engineers. Addendum:**

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	Furnish and install 350 LF of 8' High Chainlink Fence with Grey Slats @ east end. New fence post, fittings and wire to have galvanized Finish. New Fence post set in concrete footings. New Fence constructed with top rail and bottom tension wire.	1	LS	\$ 31,882.00
2	Furnish and install 405 LF of 6' High Duetto Fence @ Dining Patio/Landscape Areas. Including (4) - 4' x 6' Single Swing pedestrain walk gates with panic hardware and (1) 6' x 6' Double Swing Gate w/panic Powder Coat Black Finish. (G070), (G071), (G082), (G087), (G086)	1	LS	\$ 166,726.00
3	Furnish and install approx. 425 Lf of 8' High Corrugated Perimeter Fence. Powder Coat Finish. Including (2) 20' x 8' Roll Gates w/ Vtrack & (1) 20' x 8' Double Swing Gate & (1) 4' x 8' High Single Swing Gate w/Panic Hardware (1) 6' x 8' Double Swing Gate w/Panic at Yale St. Entrance. (G078),(G083)  * Gates to have 3" sq. Frame with Corrugated infill Panels. * New Fence post set at 5' min, 6' Max O.C in 12" x 36' Concrete Footings	1	LS	\$ 270,583.00
4	Gate Automations: 4- Maximum Controls 2200 swing gate operators with built in battery backups * Gate capacity 2500 lbs / 15ft 2- Maximum Controls 2200 slide gate operators with built in battery backups * Max gate weight 2200 lbs 4- Monitored edge kits; (2) installed per slide gate entrance for UL compliance 2- Monitored photoelectric eye kits; (1) installed per swing gate entrance for UL compliance 4- Pairs of vehicle reversing loops and detectors 2- Vehicle center loops and detector 4- Vehicle exit loops and detectors 4- Gooseneck mounting posts 4- Hardwired standalone programmable keypads 4- Knox 3502 Fire Department Key Switches  <b>** Exclusions</b> * Concrete mounting pads * Electrical conduit / wiring to and between equipment * PLA / Bond Fees * Dirt Spoils stockpiled in area designated by CW Driver	1	LS	\$ 93,168.00
<b>TOTAL</b>				<b>\$ 562,359.00</b>

**CLARIFICATIONS:**

- Prime contractor to survey fence lines and stake/mark corner, end and gate post locations prior to installation.
- Excavation of post footings to be machine dug. The hand digging & pot holing allowance for the above mentioned project is **2 hours**. Any further time needed will be at an additional hourly cost based upon man hours.
- Contractor or owner agrees to provide location of any and all utilities not covered by Dig Alert, which includes providing updated plan drawings, As-Builts, flagging and/or hiring a private Utility Locating Company. Therefore, Crown will not be responsible for any damages to such utilities not properly or accurately located.
- Crown will not be responsible for repair or replacement of any plastic utility lines or irrigation lines interfering or within close proximity of post footings.

**EXCLUSIONS:**

- |   |                                     |                             |
|---|-------------------------------------|-----------------------------|
| ● SWPPP                                 | ● Masonary Walls / Cross Fences     | ● Maintenance               |
| ● Engineering / Structural Calculations | ● Dust Control                      |                             |
| ● Auto CAD Drawings                     | ● Grading / Clearing & Grubbing     | ● Temporary Fencing & Gates |
| ● Staking / Surveying / Pot-holing      | ● Fence / Gate Grounding            |                             |
| ● Location of Underground Utilities     | ● Core Drilling / Saw Cutting       | ● Inspection / Testing Fees |
| ● Permits / Licenses & Fees             | ● Removal/ Demo Work                | ● Asbestos Training / Costs |
| ● Traffic Control / Flagmen             | ● Patching / Restoration            | ● Bond Premium              |
| ● Rebar Cages                           | ● Concrete other than post footings | ● Builder's Risk Insurance  |

Additional fees may apply for project requirements not provided or disclosed prior to bidding. Such fees include Special Insurances, Payroll (Textura), Bonds, Finger Printing & Background Checks, Special Badging or Clearances.





Since 1923

**PROJECT:** Yale Transitional Center REV 2 NEW 1.1

**TO:** C.W. Driver

**CONTACT:** Chris Lamb

**ATTENTION:** Jonathan Muller

**DATE:** 11/4/2020

**Phone:** 909-936-9935

**Plans:** YES

**Bondable:** Yes

**Specs:** YES

**Rate:** 0.86%

**Installed:** YES

**Tax:** Yes

**Wage:** Union

**EMR:** 1.04

**\*\* Crown Fence Co is Union Signatory to the Laborer's & Operating Engineers.**

**Addendum:** \_\_\_\_\_

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	Furnish and install 280 Lf of 8' high Chainlink Fence with top rail. New Fence post to be set in concrete footings. Including (5) 4' x 8' Single Swing Gates w/Padlockable Hardware  ** Vinyl Coated Chainlink Fabric	1 LS	Lump Sum	\$ 35,073.00
2	Furnish and install 250 Lf of 4' High Chainlink Fence at Dog Run and Patios. New Fence per Detail E on sheet L1.11 of the Project Plans. Including (6) 4' x 4' Single Swing Gates w/Padlockable Hardware  ** Vinyl Coated Chainlink Fabric	1 LS	Lump Sum	\$ 24,830.00
3	Furnish and install 50 Lf of 8' High Anti-climb welded wire mesh Fence and (1) 4' x 8' Single Swing Gates w/ panic Hardware. Powder coat finish to Match adjacent Fire Acces Gates.  Deductive Credit for (1) 4' x 8' Single Swing Gates w/ panic Hardware.	1 LS	Lump Sum	\$ 40,493.00
4	Furnish and install (1) 20' x 8' Anti Climb Fire Access Gates Gate Qulaifications: ** 1/2" x 3" Anti-climb welded wire mesh ** Fire Dept. Knox box for lock key storage ** Custom slide lock bar system w/ padlock hasp ** Drop rods for closed/opened states ** Powder coated, fabric, frame, and posts ** Heavy duty hinges ** Welded angle on post to eliminate foot holds from hinges  Deductive Credit for (1) 20' x 8' Anti Climb Fire Access Gates	1 LS	Lump Sum	\$ 46,592.00
<b>TOTAL</b>				<b>\$ 117,492.00</b>

**CLARIFICATIONS:**

- Prime contractor to survey fence lines and stake/mark corner, end and gate post locations prior to installation.
- Excavation of post footings to be machine dug. The hand digging & pot holing allowance for the above mentioned project is **2 hours**. Any further time needed will be at an additional hourly cost based upon man hours.
- Contractor or owner agrees to provide location of any and all utilities not covered by Dig Alert, which includes providing updated plan drawings, As-Built, flagging and/or hiring a private Utility Locating Company. Therefore, Crown will not be responsible for any damages to such utilities not properly or accurately located.
- Crown will not be responsible for repair or replacement of any plastic utility lines or irrigation lines interfering or within close proximity of post footings.
- 
- 

**EXCLUSIONS:**

- SWPPP
- Engineering / Structural Calculations
- Auto CAD Drawings
- Staking / Surveying / Pot-holing
- Location of Underground Utilities

- Masonry Walls / Cross Fences
- Dust Control
- Grading / Clearing & Grubbing
- Fence / Gate Grounding
- Core Drilling / Saw Cutting
- Removal/ Demo Work

- Maintenance
- Gate Automation
- Specialty Locks
- Temporary Fencing & Gates
- Inspection / Testing Fees