

**AGREEMENT TO  
MODIFY AND EXTEND  
SOURCEWELL CONTRACT #NM-R1-GC-060222-GMB**

THIS AGREEMENT TO MODIFY AND EXTEND, Sourcewell Contract #NM-R1-GC-060222-GMB, is effective upon the date of the last signature below.

Sourcewell and GM Builders, Inc. (“Contractor”) have entered into an Indefinite Quantity Construction Contract, Contract Number **NM-R1-GC-060222-GMB**, with an initial term ending June 27, 2023, and two bilateral options to extend for an additional one-year term (“Contract”). The parties agree that the Contractor’s Adjustment Factors will be modified, and that Sourcewell’s offer of a one-year extension term will be accepted by Contractor.

MODIFICATION: OPTION PERIOD

Pursuant to the Contract, the following are the Adjustment Factors for the term ending June 28, 2023:

| <u>Base Year Index</u>              |                |          | <u>Second Year Index</u>              |                |          |
|-------------------------------------|----------------|----------|---------------------------------------|----------------|----------|
|                                     | Date           | Index    |                                       | Date           | Index    |
| 1                                   | May 2021       | 11989.91 | 1                                     | May 2022       | 13004.47 |
| 2                                   | June 2021      | 12112.05 | 2                                     | June 2022      | 13110.50 |
| 3                                   | July 2021      | 12237.69 | 3                                     | July 2022      | 13167.84 |
| 4                                   | August 2021    | 12463.13 | 4                                     | August 2022    | 13171.07 |
| 5                                   | September 2021 | 12464.55 | 5                                     | September 2022 | 13173.43 |
| 6                                   | October 2021   | 12464.94 | 6                                     | October 2022   | 13174.92 |
| 7                                   | November 2021  | 12467.32 | 7                                     | November 2022  | 13174.98 |
| 8                                   | December 2021  | 12481.82 | 8                                     | December 2022  | 13160.29 |
| 9                                   | January 2022   | 12555.55 | 9                                     | January 2023   | 13175.03 |
| 10                                  | February 2022  | 12683.97 | 10                                    | February 2023  | 13175.93 |
| 11                                  | March 2022     | 12791.43 | 11                                    | March 2023     | 13176.30 |
| 12                                  | April 2022     | 12898.96 | 12                                    | April 2023     | 13229.57 |
| <b>Base Year Average 12467.6100</b> |                |          | <b>Second Year Average 13157.8608</b> |                |          |

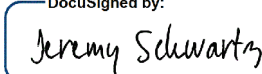
$$\text{Adjustment: } \frac{\text{Second Year Index Average}}{\text{Base Year Index Average}} = \frac{12467.6100}{13157.8608} = 1.0554$$

|  | Original<br>Adjustment<br>Factor | x | Adjustment | = | Adjustment Factor<br>06/28/23<br>through<br>06/27/24 |
|--|----------------------------------|---|------------|---|--|
| NM-R1-GC-060222-GMB  |                                  |   |            |   |  |
| Normal Working Hours – Project Volume of Less Than \$60,000                        | 1.3750                           |   | 1.0554     |   | 1.4512   |
| Other Than Normal Working Hours – Project Volume of Less Than \$60,000             | 1.4250                           |   | 1.0554     |   | 1.5039   |
| Normal Working Hours – Project Volume Equal to or Greater Than \$60,000            | 1.3750                           |   | 1.0554     |   | 1.4512   |
| Other Than Normal Working Hours – Project Volume Equal to or Greater Than \$60,000 | 1.4250                           |   | 1.0554     |   | 1.5039   |
| Non Pre-Priced   | 1.4250                           |   | 1.0000     |   | 1.4250   |

EXERCISE OF OPTION: EXTENSION

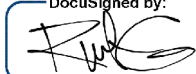
Contractor and Sourcewell hereby desire and agree to extend the Contract, with the above modification, for the period June 28, 2023 through June 27, 2024.

Sourcewell

DocuSigned by:  
  
 C0FD2A139D06489...  
 By: \_\_\_\_\_  
 Jeremy Schwartz  
 Title: Chief Procurement Officer

Date: 6/12/2023 | 3:51 PM CDT

GM Builders, Inc.

DocuSigned by:  
  
 BDEB5F57CAC1480...  
 By: \_\_\_\_\_  
 Ruben Garcia  
 Title: President

Date: 6/12/2023 | 1:38 PM PDT

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MODIFICATION: OPTION PERIOD

Pursuant to the Contract, the following are the Adjustment Factors for the term ending June 28, 2023:

| <u>Base Year Index</u>              |                |          | <u>Second Year Index</u>              |                |          |
|-------------------------------------|----------------|----------|---------------------------------------|----------------|----------|
|                                     | Date           | Index    |                                       | Date           | Index    |
| 1                                   | May 2021       | 11989.91 | 1                                     | May 2022       | 13004.47 |
| 2                                   | June 2021      | 12112.05 | 2                                     | June 2022      | 13110.50 |
| 3                                   | July 2021      | 12237.69 | 3                                     | July 2022      | 13167.84 |
| 4                                   | August 2021    | 12463.13 | 4                                     | August 2022    | 13171.07 |
| 5                                   | September 2021 | 12464.55 | 5                                     | September 2022 | 13173.43 |
| 6                                   | October 2021   | 12464.94 | 6                                     | October 2022   | 13174.92 |
| 7                                   | November 2021  | 12467.32 | 7                                     | November 2022  | 13174.98 |
| 8                                   | December 2021  | 12481.82 | 8                                     | December 2022  | 13160.29 |
| 9                                   | January 2022   | 12555.55 | 9                                     | January 2023   | 13175.03 |
| 10                                  | February 2022  | 12683.97 | 10                                    | February 2023  | 13175.93 |
| 11                                  | March 2022     | 12791.43 | 11                                    | March 2023     | 13176.30 |
| 12                                  | April 2022     | 12898.96 | 12                                    | April 2023     | 13229.57 |
| <b>Base Year Average 12467.6100</b> |                |          | <b>Second Year Average 13157.8608</b> |                |          |

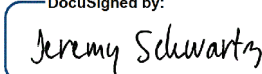
$$\text{Adjustment: } \frac{\text{Second Year Index Average}}{\text{Base Year Index Average}} = \frac{12467.6100}{13157.8608} = 1.0554$$

|  | Original<br>Adjustment<br>Factor | x | Adjustment | = | Adjustment Factor<br>06/28/23<br>through<br>06/27/24 |
|--|----------------------------------|---|------------|---|--|
| NM-R1-GC-060222-GMB  |                                  |   |            |   |  |
| Normal Working Hours – Project Volume of Less Than \$60,000                        | 1.3750                           |   | 1.0554     |   | 1.4512   |
| Other Than Normal Working Hours – Project Volume of Less Than \$60,000             | 1.4250                           |   | 1.0554     |   | 1.5039   |
| Normal Working Hours – Project Volume Equal to or Greater Than \$60,000            | 1.3750                           |   | 1.0554     |   | 1.4512   |
| Other Than Normal Working Hours – Project Volume Equal to or Greater Than \$60,000 | 1.4250                           |   | 1.0554     |   | 1.5039   |
| Non Pre-Priced   | 1.4250                           |   | 1.0000     |   | 1.4250   |

EXERCISE OF OPTION: EXTENSION

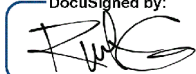
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Sourcewell

DocuSigned by:  
  
 C0FD2A139D06489...  
 By: \_\_\_\_\_  
 Jeremy Schwartz  
 Title: Chief Procurement Officer

Date: 6/12/2023 | 3:51 PM CDT

GM Builders, Inc.

DocuSigned by:  
  
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 By: \_\_\_\_\_  
 Ruben Garcia  
 Title: President

Date: 6/12/2023 | 1:38 PM PDT

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MODIFICATION: OPTION PERIOD

Pursuant to the Contract, the following are the Adjustment Factors for the term ending June 28, 2025:

| <b>Base Year Index</b> |          |
|------------------------|----------|
| Date                   | Index    |
| 1 May 2021             | 11989.91 |
| 2 June 2021            | 12112.05 |
| 3 July 2021            | 12237.69 |
| 4 August 2021          | 12463.13 |
| 5 September 2021       | 12464.55 |
| 6 October 2021         | 12464.94 |
| 7 November 2021        | 12467.32 |
| 8 December 2021        | 12481.82 |
| 9 January 2022         | 12555.55 |
| 10 February 2022       | 12683.97 |
| 11 March 2022          | 12791.43 |
| 12 April 2022          | 12898.96 |

**Base Year Average 12467.6100**

| <b>Third Year Index</b> |          |
|-------------------------|----------|
| Date                    | Index    |
| 1 May 2023              | 13288.27 |
| 2 June 2023             | 13345.00 |
| 3 July 2023             | 13424.98 |
| 4 August 2023           | 13472.56 |
| 5 September 2023        | 13485.67 |
| 6 October 2023          | 13497.97 |
| 7 November 2023         | 13510.57 |
| 8 December 2023         | 13514.76 |
| 9 January 2024          | 13515.02 |
| 10 February 2024        | 13518.12 |
| 11 March 2024           | 13532.01 |
| 12 April 2024           | 13532.08 |

**Third Year Average 13469.7508**

$$\text{Adjustment: } \frac{\text{Third Year Index Average}}{\text{Base Year Index Average}} = \frac{13469.7508}{12467.6100} = 1.0804$$

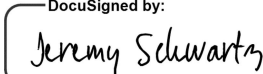
|  | Original<br>Adjustment<br>Factor | x | Adjustment | = | Adjustment Factor<br>06/28/24<br>through<br>06/27/25 |
|--|----------------------------------|---|------------|---|--|
| NM-R1-GC-060222-GMB  |                                  |   |            |   |  |
| Normal Working Hours – Project Volume of Less Than \$60,000                        | 1.3750                           |   | 1.0804     |   | 1.4855   |
| Other Than Normal Working Hours – Project Volume of Less Than \$60,000             | 1.4250                           |   | 1.0804     |   | 1.5396   |
| Normal Working Hours – Project Volume Equal to or Greater Than \$60,000            | 1.3750                           |   | 1.0804     |   | 1.4855   |
| Other Than Normal Working Hours – Project Volume Equal to or Greater Than \$60,000 | 1.4250                           |   | 1.0804     |   | 1.5396   |
| Non Pre-Priced   | 1.4250                           |   | 1.0000     |   | 1.4250   |


EXERCISE OF OPTION: EXTENSION

Contractor and Sourcewell hereby desire and agree to extend the Contract, with the above modification, for the period June 28, 2024 through June 27, 2025.

Sourcewell

GM Builders, Inc.

DocuSigned by:  
  
 By: \_\_\_\_\_  
C0ED2A139D06489  
 Jeremy Schwartz  
 Title: Chief Procurement Officer

DocuSigned by:  
  
 By: \_\_\_\_\_  
BDEB5F57CAC1480...  
 Ruben Garcia  
 Title: President

Date: 5/30/2024 | 11:40 AM CDT

Date: 5/30/2024 | 9:38 AM PDT