



Carver Construction, LLC
Powered by RedTeam

FIXED PRICE PROPOSAL

09/08/2026

David Langford
Chatham School District
500 Big Dog Salmon Way
Angoon, AK 99820

Re: Our Proposal 2930001 for **Gustavus School Damage Investigation**

Facility Name: Chatham School District

Chatham School District, 500 Big Dog Salmon Way, Angoon, AK 99820

This Proposal is for the Project referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to furnish the following:

0001 - 5% CBJ Sales Tax

1. 5% CBJ Sales Tax
5% CBJ Sales Tax

013000 - Administrative Requirements

1. Engineering
Edward Coffland; P.E.
**The project engineer will review all site photos generated by the investigative demolition work.*
**The project engineer will travel to the site to visually inspect all exposed framing members and the GLB.*
**The project engineer will assess all aspects of the structure and the GLB assembly including the existing foundation at the GLB support posts.*
**This non-invasive visual investigation by the engineer is anticipated to occur during normal business hours.*
**The project engineer will generate a detailed building report and repair plan and submit it to Carver Construction for build ability approval.*
**Carver will submit the approved repair plans to the Chatham School District.*
2. New Item
**A round trip flight from Seattle Washington to Juneau Alaska on Alaska Airlines for the project engineer.*
3. New Item
**A round trip flight on Alaska Seaplanes from Juneau to Gustavus for the project engineer to visually inspect the site conditions.*
4. New Item
**It is anticipated that the project engineer will not have sufficient time to fly in, investigate the school, and depart back to Juneau all in a single day.*
**Housing in Gustavus will be provided by Carver Construction for the project engineer.*

013100 - Project Management and Coordination

1. Project Management and Coordination

**Carver Construction will oversee all activities and provide direction throughout the project.*

**Carver Construction will coordinate between the Chatham School district insurance company and the site workers.*

017113 - Mobilization

1. Mobilization

**The crew will utilize the path called out in the attached photos to approach the school and stage for the anticipated work.*

**Crew will utilize the back door to the commons room as called out in the attached photos. This will prevent the crew from having to move tools and debris through the entire school zone.*

**Materials will be mobilized to the site as needed. Any tools or materials left on site overnight will be coordinated with on site staff.*

017400 - Cleaning and Waste Management

1. Cleaning and Waste Management

**The site will be cleaned at the end of every shift. No debris will be left inside the school. Debris will be hauled out the back door.*

**The contractor will dispose of all debris in a responsible manner.*

024119 - Selective Demolition

1. Selective Demolition

**Set up rolling scaffolding under the damaged GLB.*

**Demolish 26" of T&G to expose the GWB under the T&G layer. The T&G is not expected to be salvageable.*

**Cleanly cut a 24" swath of drywall out along the entire 27' length of the GLB.*

**Cleanly cut away the vapor barrier located behind the GLB.*

**Push back enough of the roof insulation to allow for a full inspection of the roof framing over the damage GLB.*

2. New Item

**Demolish roughly a 2'x2' or as needed to expose the framing up to a 4'x4' area of wall board directly under the GLB to wall connection.*

**This demolition is anticipated to happen on both sides of the GLB to allow for assessment of the wall framing and GLB pocket.*

072600 - Vapor Retarders

1. Vapor Retarders

**Repair the vapor barrier on the ceiling where damaged to allow for a framing inspection.*

090000 - Finishes

1. Finishes

**Carver will provide a level 2 "Fire Tape" on all new GWB installed at the investigative locations.*

2. New Item

**A single coat of primer will be applied to all GWB repair locations to protect the joint compound while a repair plan is being worked through and priced.*

092900 - Gypsum Board

1. Gypsum Board

**All gypsum wall board will be replaced with the same thickness as the GWB removed.*

Price: \$ 33,698.85 *Thirty Three Thousand Six Hundred Ninety Eight Dollars and Eighty Five Cents*

Time: The duration of the Work to achieve Substantial Completion will be **14 calendar days** and the duration of Punch to achieve Final Completion will be another 14 calendar days.

Terms: NET30, 0% Retainage

Clarification(s):

- *All engineering investigative work is anticipated to occur during normal business hours.
- *All demolition and demolition repair work is anticipated to occur during evening hours. Evening wages have been accounted for.
- *No haz-mat work is budgeted. This proposal excludes all testing and remediation of hazardous materials.
- *It is anticipated crew will be able to utilize the bathrooms located in the school. Bathrooms will be treated with respect.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Additional Attachments
Unit Prices

Please contact me at 907-364-3215 or via e-mail thomas.l@carverllc.com if you have any questions or require additional information.

Regards,

Carver Construction, LLC

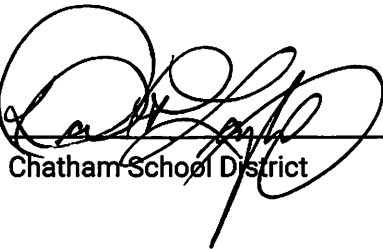
Thomas LeBlanc

Project Manager

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Work. By accepting this Proposal, Customer understands that changes to the scope for any reason not controlled by **Carver Construction, LLC** may result in additional charges. Invoices for Work completed shall be presented at least monthly and shall be due within 30 days. In the event **Carver Construction, LLC** is required to pursue any collection efforts to be paid, Customer shall be responsible for all of **Carver Construction, LLC's** attorney's fees and costs incurred pre-suit, in litigation, and any appeals which ensue, together with interest on all unpaid amounts at 1 1/2 % per month.

Customer Signature: _____



Chatham School District

Date: _____

09/10/2024



Project: 2930001 - Gustavus School Damage Investigation

Date: 09/08/2026

Document: 2930001

Name

1 Contractor Approach on Backside of School
<https://redteam.link/qycvrk6>

2 Contractor Approach to School
<https://redteam.link/nteusi3>

3 Contractor Staging Area
<https://redteam.link/3qgq1is>

4 Damaged GLB
<https://redteam.link/d2371ne>

5 GLB End
<https://redteam.link/wvngows>

6 Overview of Site
<https://redteam.link/mqv00bj>

Carver Construction, LLC: _____

Customer: _____



Project: 2930001 - Gustavus School Damage Investigation

Date: 09/08/2026

Document: 2930001

Direct Rates

Description	Category	Price (\$)	Units of Measure
Commercial Carpenter Overtime Rate	Labor	143.00	Hour
Commercial Carpenter Standard Rate	Labor	95.00	Hour
Commercial Laborer Evening/Weekend Rate	Labor	101.00	Hour
Commercial Laborer Overtime	Labor	135.00	Hour
Commercial Laborer Standard Rate	Labor	90.00	Hour
Senior Project Manager	Labor	85.00	Hour

Indirect Rates

Description	Type	Price (\$)	Units of Measure
Labor Overhead	Indirect	7.00	Percent of Direct Labor Cost
Material Overhead	Indirect	7.00	Percent of Direct Material Cost
Subcontract Overhead	Indirect	7.00	Percent of Direct Subcontract Cost
Equipment Overhead	Indirect	7.00	Percent of Direct Equipment Cost
Other Overhead	Indirect	7.00	Percent of Direct Other Cost

Markups

Description	Type	Price (\$)	Units of Measure
Fee	Markup	8.00	Percent of Total Price
5% CBJ Sales Tax	Markup	5.00	Percent of Total Price
5% CBJ Sales Tax	Markup	5.00	Percent of Total Price