



August 12, 2025

To: Stephen Henri
Architects Alaska, Inc.

Subject: Craig ES MS
COP 9A-RFI 40 Structural Repairs

Dear Steve,

Below is the COP 9A as discussed at the project meeting today. McG has agreed to break COP 9 into 2 parts. COP 9A is for the execution of the structural repair work in RFI 40. COP 9B is for the extended job costs because of this additional work and impacts to the overall critical path as outlined in our July 2025 CPM update.

Remove and Replace GLB/Framing:
Material: \$5,159
Labor: 416 MH @ 105/MH : \$43,680
Equipment: \$3,500

New Ledger/Joist Installation:
Material: \$9,936
Labor: 210 MH @ 105/Hr \$22,050
Equipment: \$2,800

Existing Truss Modifications:
Labor: 42 MH @ 105/Hr: 4,410

Supervision: \$23,760

Freight: \$7,600
Disposal Fees: \$1,500
Nails, Bolts, Fasteners: \$4,200
Trade Coordination: \$10,000 Allowance

MU 15%: 20,789

Total COP: \$159,384

This COP is based upon approval by August 13, 2025. In addition, this COP is based upon McG and the District working together on the total impacts to the project to negotiate the time extension to the contract and extended job costs when the work is complete.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chad McGraw', with a stylized flourish extending to the right.

Chad McGraw



August 12, 2025

To: Stephen Henri
Architects Alaska, Inc.

Subject: Craig ES MS
COP 9B-RFI 40 Structural Repairs

Dear Steve,

Below is the COP 9B as discussed at the project meeting today. McG has agreed to break COP 9 into 2 parts. COP 9A is for the execution of the structural repair work in RFI 40. COP 9B is for the extended job costs because of this additional work and impacts to the overall critical path as outlined in our July 2025 CPM update.

Extended Job Costs:

Builders Risk Insurance \$7,250/Mo x 2 Months: \$14,500
Housing (4 Man Crew-Crew size to do repairs) \$4,000/ Mo x 2 Months: \$8,000
Supervision: \$23,760 (Additional month beyond the repair work)
Supervision: Truck: \$900/ Mo x 2 Months: \$1,800
Supervision Housing: \$2,000/Mo x2 Months: \$4,000
Equipment: \$5,500/ Mo x 2 Months: \$11,000
Equipment Fuel: \$1500/Mo x 2 Months: \$3,000
Per Diem: 5 guys \$1500 ea/Mo x 2 Months: \$15,000
Project Management: 20 MH/ Mo x 2 Months: \$5,200

MU 15%: 12,939

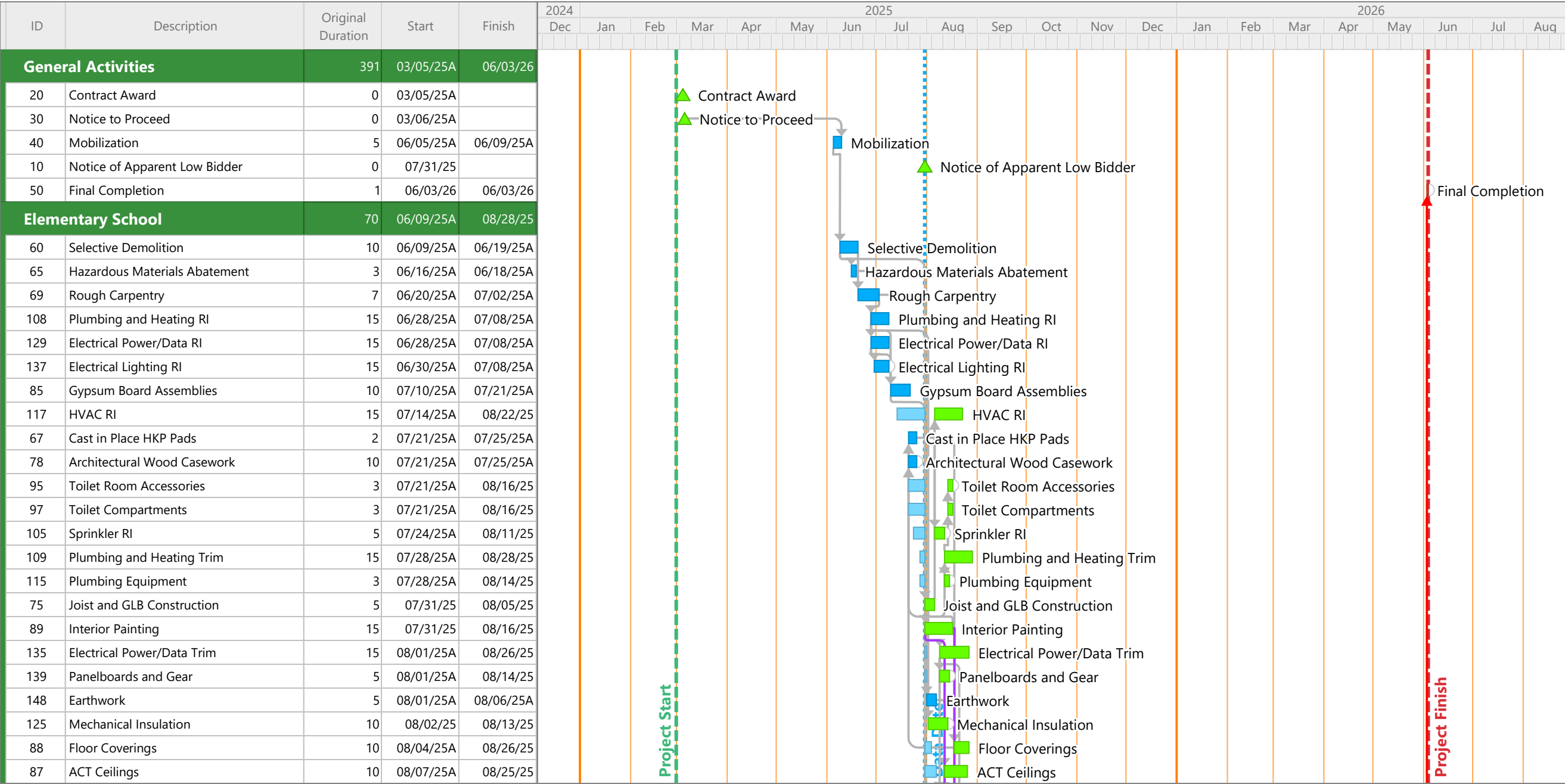
Total COP: \$99,199

McG is maintaining it's position and request for the additional 2 months as documented in the CPM. McG is willing to only bill for the extended job costs as a result of the change only if the costs are incurred. For example, if McG is able to complete the project ahead of the currently projected late April substantial completion date, McG will only bill for the pro-rated portion of the extended job costs.

If you have any questions, please feel free to call.

Sincerely,

Chad McGraw

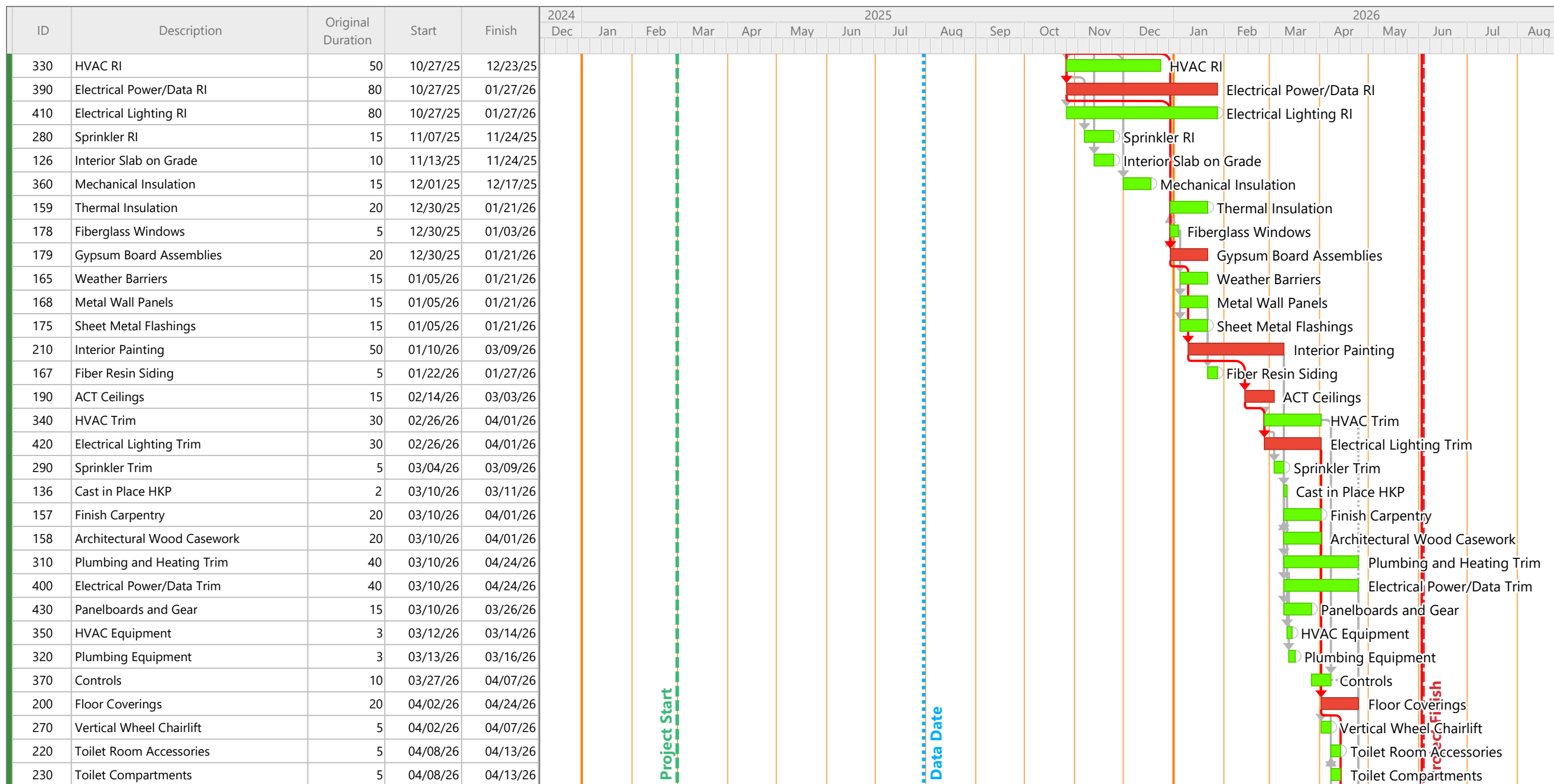


Start Date: 03/01/25
Finish Date: 06/03/26
Data Date: 07/31/25
Run Date: 08/12/25
July 2025 Schedule Update.ppx



ID	Description	Original Duration	Start	Finish
138	Electrical Lighting Trim	15	08/09/25	08/26/25
68	Curb, Gutter, and Sidewalk	5	08/12/25	08/16/25
118	HVAC Trim	10	08/14/25	08/25/25
77	Finish Carpentry	10	08/18/25	08/28/25
79	Doors and Hardware	5	08/18/25	08/22/25
98	Wall Protection	5	08/18/25	08/22/25
119	HVAC Equipment	3	08/18/25	08/20/25
130	Final Clean	5	08/18/25	08/22/25
107	Sprinkler Trim	5	08/20/25	08/25/25
127	Controls	5	08/20/25	08/25/25
145	Fire Alarm	5	08/21/25	08/26/25
147	CCTV	5	08/21/25	08/26/25
128	Test and Balance	2	08/23/25	08/25/25
110	Substantial Completion	0		08/25/25
Middle School		280	06/09/25A	04/30/26
120	Selective Demolition	100	06/09/25A	10/08/25
169	EPDM Roofing	30	06/12/25A	10/02/25
122	Hazardous Materials Abatement	5	06/20/25A	08/11/25
131	RFI 40 Rot Repair	40	06/23/25A	09/15/25
123	Cast in Place Footings	40	07/31/25A	09/15/25
124	Cast in Place Stemwalls	40	08/29/25	10/14/25
133	Planter Curb	5	09/10/25	09/15/25
146	Shoring Installation	15	09/10/25	09/26/25
134	Exterior Slab on Grade	5	09/16/25	09/20/25
132	Concrete Stairs	5	09/22/25	09/26/25
142	Propane HKP	2	09/22/25	09/23/25
143	Structural Steel Framing	10	10/09/25	10/20/25
149	Rough Carpentry	50	10/09/25	12/05/25
155	Joist and GLB Construction	20	10/21/25	11/12/25
300	Plumbing and Heating RI	80	10/27/25	01/27/26

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ID	Description	Original Duration	Start	Finish
240	Wall Protection	5	04/08/26	04/13/26
177	Doors and Hardware	15	04/14/26	04/30/26
144	Decorative Railings	10	04/20/26	04/30/26
250	Signage	5	04/20/26	04/24/26
375	Final Clean	5	04/20/26	04/24/26
440	Fire Alarm	5	04/20/26	04/24/26
450	CCTV	5	04/20/26	04/24/26
260	Fire Protection Specialties	2	04/23/26	04/24/26
380	Test and Balance	3	04/25/26	04/28/26
180	Substantial Completion	0		04/28/26

Project Start

Data Date

Project Finish

Wall Protection

Doors and Hardware

Decorative Railings

Signage

Final Clean

Fire Alarm

CCTV

Fire Protection Specialties

Test and Balance

Substantial Completion

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