

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,

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.

Chad McGraw

Sincerely,

		Original			2024						2025					2026								
ID	Description	Duration	Start	Finish	Dec	Jan	Feb	Mar	Apr N	1ay Ju	ın Jul	Aug Se	p Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
Gene	ral Activities	391	03/05/25A	06/03/26																				
20	Contract Award	0	03/05/25A					Contra	act Award															
30	Notice to Proceed	0	03/06/25A					_Notice	e-to-Proce	ed														
40	Mobilization	5	06/05/25A	06/09/25A							Mobilizatio	ņ												
10	Notice of Apparent Low Bidder	0	07/31/25									Notice of	Apparent	Low Bidd	er									
50	Final Completion	1	06/03/26	06/03/26																	Final Co	mpleti	on	
Elem	entary School	70	06/09/25A	08/28/25			I																	
60	Selective Demolition	10	06/09/25A	06/19/25A							Selective	Demolition												
65	Hazardous Materials Abatement	3	06/16/25A	06/18/25A							Hazardou	s Materials <i>i</i>	Abatemen	t										
69	Rough Carpentry	7	06/20/25A	07/02/25A							Roug	h Carpentry												
108	Plumbing and Heating RI	15	06/28/25A	07/08/25A							Plur	nbing and H	eating RI											
129	Electrical Power/Data RI	15	06/28/25A	07/08/25A							Elec	trical Power/	Data RI											
137	Electrical Lighting RI	15	06/30/25A	07/08/25A							Elec	trical Lightin	g RI											
85	Gypsum Board Assemblies	10	07/10/25A	07/21/25A								Gypsum Boa	d A <mark>ssemb</mark>	olies										
117	HVAC RI	15	07/14/25A	08/22/25								HVA	C RI											
67	Cast in Place HKP Pads	2	07/21/25A	07/25/25A							-	Cast in Place	HKP Pad	s										
78	Architectural Wood Casework	10	07/21/25A	07/25/25A								Architectura	l Wood C	asework										
95	Toilet Room Accessories	3	07/21/25A	08/16/25								Toilet	Room Acc	essories										
97	Toilet Compartments	3	07/21/25A	08/16/25								Toilet	Compartn	nents										
105	Sprinkler RI	5	07/24/25A	08/11/25								Sprinkle Sprinkle	er RI											
109	Plumbing and Heating Trim	15	07/28/25A	08/28/25								Plu	mbi <mark>ng an</mark>	d Heating	Trim									
115	Plumbing Equipment	3	07/28/25A	08/14/25								Plumb	ng <mark>Equi</mark> pr	nent										
75	Joist and GLB Construction	5	07/31/25	08/05/25								Joist and	GLB Cons	truction										
89	Interior Painting	15	07/31/25	08/16/25									r Pa <mark>inting</mark>											
135	Electrical Power/Data Trim	15	08/01/25A	08/26/25								Elec	trical Pow	er/Data T	rim									
139	Panelboards and Gear	5	08/01/25A	08/14/25			- +					Panelb	oards and	Gear							ج ا			
148	Earthwork	5	08/01/25A	08/06/25A			Project Start					Earthwor									Project Finish			
125	Mechanical Insulation	10	08/02/25	08/13/25			t s					31 - 1 1 - 1	nical Insul								ਰ			
88	Floor Coverings	10	08/04/25A	08/26/25			oj e					il idale III	r Coverin	gs							óje			
87	ACT Ceilings	10	08/07/25A	08/25/25			ڇ					АСТ	Ceilings								4			

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		Original			2024 2025									2026											
ID	Description	Duration	Start	Finish	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Se	ep Oc	t Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
138	Electrical Lighting Trim	15	08/09/25	08/26/25			I							Elec	trical Lig	nting Trim	1								
68	Curb, Gutter, and Sidewalk	5	08/12/25	08/16/25									100		-	nd Şidewa									
118	HVAC Trim	10	08/14/25	08/25/25			l						*	HVA	C Trim										
77	Finish Carpentry	10	08/18/25	08/28/25										Fini	ish Carpe	ntry									
79	Doors and Hardware	5	08/18/25	08/22/25			İ						1	Door	s and Ha	rdware									
98	Wall Protection	5	08/18/25	08/22/25										Wall	Protection	n									
119	HVAC Equipment	3	08/18/25	08/20/25									j	HVAC	Equipm	ent									
130	Final Clean	5	08/18/25	08/22/25									j	Final	Clean										
107	Sprinkler Trim	5	08/20/25	08/25/25									Ţ	Sprii	nkler Trir	n									
127	Controls	5	08/20/25	08/25/25									J.	Con	trols										
145	Fire Alarm	5	08/21/25	08/26/25			Ī						J	Fire	Alarm										
147	ССТУ	5	08/21/25	08/26/25									I	ССТ	V										
128	Test and Balance	2	08/23/25	08/25/25									Ĭ	Test	and Bala	ınc <mark>e</mark>									
110	Substantial Completion	0		08/25/25									1	Sub	ostantial	Completic	on								
Midd	lle School	280	06/09/25A	04/30/26									_												
120	Selective Demolition	100	06/09/25A	10/08/25									-		S	elective D	emolitio	n							
169	EPDM Roofing	30	06/12/25A	10/02/25									7		EPI	DM Roofir	nģ								
122	Hazardous Materials Abatement	5	06/20/25A	08/11/25			İ						H:	azardo	ous Mate	rial <mark>s Abat</mark> e	ement								
131	RFI 40 Rot Repair	40	06/23/25A	09/15/25									7) RFI 40 I	Rot Repair									
123	Cast in Place Footings	40	07/31/25A	09/15/25								1			Cast in	Pla <mark>ce Foo</mark>	tings								
124	Cast in Place Stemwalls	40	08/29/25	10/14/25			I									Cast in Pla	ace Stem	walls							
133	Planter Curb	5	09/10/25	09/15/25											Planter	Curb									
146	Shoring Installation	15	09/10/25	09/26/25											Shor	ing Install	ation								
134	Exterior Slab on Grade	5	09/16/25	09/20/25			I							1	Exterio	r S <mark>lab on</mark>	Grade								
132	Concrete Stairs	5	09/22/25	09/26/25											Con	rete Stair	s								
142	Propane HKP	2	09/22/25	09/23/25			اب								Propa	ne HKP							٠Ęς		
143	Structural Steel Framing	10	10/09/25	10/20/25			Start						ā			Structur	al Steel I	raming					Finish		
149	Rough Carpentry	50	10/09/25	12/05/25			2						Date				Roug	gh Carpe	entry				ซ		
155	Joist and GLB Construction	20	10/21/25	11/12/25			Project						Data			Jo	ist and G	LB Cons	struction	1			Project		
300	Plumbing and Heating RI	80	10/27/25	01/27/26			7						ă						Plumbi	ing and	Heating	RI	مّ		

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		Original			2024													2026										
ID	Description	Original Duration	Start	Finish	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug			
330	HVAC RI	50	10/27/25	12/23/25			Ī											HVAC R	RI			l.						
390	Electrical Power/Data RI	80	10/27/25	01/27/26											1					al Powe	r/Data R	RI	1					
410	Electrical Lighting RI	80	10/27/25	01/27/26			1								7					al Lighti	'							
280	Sprinkler RI	15	11/07/25	11/24/25			I										Sprinkle	r RI			9	Į.						
126	Interior Slab on Grade	10	11/13/25	11/24/25													' Interior		n Grade				J					
360	Mechanical Insulation	15	12/01/25	12/17/25													M	echanic	cal Insula	ation								
159	Thermal Insulation	20	12/30/25	01/21/26			I												Thermal	Insulatio	on							
178	Fiberglass Windows	5	12/30/25	01/03/26													1	Fiber	rglass Wi	indows			!					
179	Gypsum Board Assemblies	20	12/30/25	01/21/26															Gypsum	Board A	ssembli	es						
165	Weather Barriers	15	01/05/26	01/21/26			I											,	Weather	Barriers								
168	Metal Wall Panels	15	01/05/26	01/21/26															Metal W	all Pane	ls							
175	Sheet Metal Flashings	15	01/05/26	01/21/26															Sheet M	etal Flas	hings							
210	Interior Painting	50	01/10/26	03/09/26			İ													Inte	rior Pain	ting						
167	Fiber Resin Siding	5	01/22/26	01/27/26															D Fiber R	esin Sid	ing							
190	ACT Ceilings	15	02/14/26	03/03/26																ACT C	eilings							
340	HVAC Trim	30	02/26/26	04/01/26			I														HVAC	Trim						
420	Electrical Lighting Trim	30	02/26/26	04/01/26																	Electri	cal Light <mark>i</mark> ı	ng Trim					
290	Sprinkler Trim	5	03/04/26	03/09/26																Spri	nkler Tri	m						
136	Cast in Place HKP	2	03/10/26	03/11/26			Ī													Cas	t in Place	е НКР	,					
157	Finish Carpentry	20	03/10/26	04/01/26			ı														Finish	Carpentr	y					
158	Architectural Wood Casework	20	03/10/26	04/01/26																	Archite	ectural W	ood Case	₃work				
310	Plumbing and Heating Trim	40	03/10/26	04/24/26			I															Plumbing	and Hea	iting Tr	rim			
400	Electrical Power/Data Trim	40	03/10/26	04/24/26																		Electrical	Power/Da	ata Trii	m			
430	Panelboards and Gear	15	03/10/26	03/26/26			İ														Panelbo	ards an <mark>d</mark>	Gear					
350	HVAC Equipment	3	03/12/26	03/14/26			I													₽HV	AC Equi	pment						
320	Plumbing Equipment	3	03/13/26	03/16/26																Plu	imbing	Equipmer	nt					
370	Controls	10	03/27/26	04/07/26			ار														Cont	rols	چ					
200	Floor Coverings	20	04/02/26	04/24/26			Start					٥										Floor Cov	<mark>/er</mark> ings					
270	Vertical Wheel Chairlift	5	04/02/26	04/07/26			S T					Date									Verti	cal Whee	l Chairlift					
220	Toilet Room Accessories	5	04/08/26	04/13/26			Project					Data									Toi	let Room	Accessor	ries				
230	Toilet Compartments	5	04/08/26	04/13/26			ڄ					٥									Toi	let Comp	artments					

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		Original Start Finish Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec														2026									
ID	Description	Duration	Start	Finish		Jan	Feb	Mar	Apr	May		Jul A	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun Ju	al A	Aug
240	Wall Protection	5	04/08/26	04/13/26								1									Wa	II Prote	ction		
177	Doors and Hardware	15	04/14/26	04/30/26																			and Hardwa	ıre	
144	Decorative Railings	10	04/20/26	04/30/26																		7	ative Railings		
250	Signage	5	04/20/26	04/24/26																		Signage			
375	Final Clean	5	04/20/26	04/24/26																		Final Cle			
440	Fire Alarm	5	04/20/26	04/24/26																	, i	Fire Alar	m		
450	CCTV	5	04/20/26	04/24/26																		CCTV			
260	Fire Protection Specialties	2	04/23/26	04/24/26																	Į į	Fire Pro	tection Spec	ialties	
380	Test and Balance	3	04/25/26	04/28/26																		Test an	d Balance		
180	Substantial Completion	0		04/28/26																	—	Substa	antial Compl	etion	
							Project Start					Data Date											Project Finish		

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

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