

G. SCOTT & ASSOCIATES, ARCHITECTS

PLC

MEMO

TO: Sharla Six, Superintendent
Anchorage Independent Board of Education

FROM: Craig G Aossey, Architect

DATE: 19 Sept 2025

RE: BG #24-317 Anchorage Ind Auditorium Renovation
BP1 – Stage - Completed
BP2 – Lighting
BP3 – Sound
BP4 – General Renovation
BG #25-419 Innovation Lab

Your current contingency for BG# 24-317 is \$34,396.82.

Your current contingency for BG# 25-419 will be \$26,350.00 after you file the revised BG1 noted below.

Auditorium Renovation BG# 24-317:

Bid Package 2 – Lighting:

Work is substantially complete and we are working with AES on close out documents and record drawings.

There is a balance on the Graybar DPO that will not be used, and we will need to process a change order for this unused amount.

Sample Board Action:

“Move to submit a credit change order, in the amount of (\$944.84) to the Graybar DPO for unused portions, and to return this amount to the contingency fund.

Bid Package 3 – Sound:

American Sound has notified us that they are ready for punch list and this is scheduled for August 27th

Bid Package 4 – General Renovation:

Derek Engineering has completed their work in the auditorium.

Please find attached the BG-4 for project closeout for this project. This will require a Board Action and signatures before it is filed at KDE.

Sample Board Action:

"Move to file BG-4 with KDE to close out the Derek Engineering contract for the auditorium work at Anchorage Independent - BG #24-317."

Innovation Lab BG# 25-419:

Innovation Lab

Bids were opened and contracts were signed on 18 Sept 2025. We have multiple change order options for you to review. These are all Owner requested changes for pricing. However, first we must update your BG1 form for the actual bid cost. There is no change to the bottom-line project cost in this revised BG1.

Sample Board Actions:

"Move to submit a revised BG-1 to KDE to reflect the current project values for BG #25-419."

We requested pricing for additional upper-wall cabinets above the heat presses in the Innovation Lab. The cost for this is **\$1,450.00**.

We requested pricing to add power at the tall cabinets in the Innovation Lab, to allow tools and batteries to be charged inside the cabinet. This scope includes \$2,100 to add perforated metal vent panels to the cabinet and \$4,440 to add 2 new 20-amp feeds and multiple receptacles inside these two cabinets. Total **\$6,540.00**.

We requested pricing to add additional windows between the Mac Lab and the corridor to match the windows that we are adding into the Innovation Lab. The cost for these window openings is \$791 each and you could fit a maximum of two windows between this classroom and the hallway. 2x791=**\$1,582.00**.

We have requested that you be allowed to salvage the existing cabinets for reuse in other locations and the contractor has a no-cost change for this revision. This **0.00** minor scope change with no cost does not require a Change Order.

We requested a price to leave the new tables assembled in the classroom and have the contractor protect them and work around them instead of having the Owner disassemble and store these units during construction and then reassemble them after the work is complete. The cost for these tables to remain in place is **\$552.00**.

You did not accept the Quartz Counter Alternate at \$16,500 and we discussed instead that the donor had selected a preferred color of solid surface counter that would be more than the base bid laminate, but less than this quartz' counter. The price to use this Formica Everform counter in the selected color of Tumbled Glass 413 is an added cost of **\$11,684.00**.

Should you choose to select all of the options above the total cost would be **\$21,808.00** Please select the individual items you would like to add into the scope and then we will assemble them into a single change order form for the contract. You will also need to revise your BG1 to include post-bid costs.

Sample Board Actions:

“Move to accept/reject proposal from Derek Engineering for additional wall cabinets at the Innovation Lab at \$1,450 and to pay for this change with available contingency.”

“Move to accept/reject proposal from Derek Engineering to add power and ventilation to tall cabinets in the Innovation Lab at a cost of \$6,540 and to pay for this with available contingency funds.”

“Move to accept/reject proposal from Derek Engineering to add 2 windows between the mac lab and the adjacent corridor at a cost of \$1,582 and to pay for this with available contingency funds.”

“Move to accept/reject proposal from Derek Engineering to protect the existing tables in place within the workspace at an added cost of \$552.00 and to pay for this change with available contingency funds.”

“Move to accept/reject proposal from Derek Engineering to replace the plastic laminate plywood counters with solid surface countertops at the innovation lab and mac lab for an additional cost of \$11,684.00.”

Evaluation Scope for future Work:

Sample Board Action:

“Move to hire G Scott & Associates to help set budgets for priority items on current facility needs at the proposal hourly rates.”

Auditorium Renovation BG# 24-317:

Pay Apps and invoices approved to be paid:

Bid Pkg 2 – Pay App #3 to Advanced Electrical Systems for \$118,441.80 & 1 DPO (if this hasn't already been paid – we sent it to you at the end of August)

Pay App #4 to Advanced Electrical Systems for \$37,830.28 & 1 DPO

Bid Pkg 3 – Pay App #3 to American Sound Electronics for \$18,000. (If not on August's agenda)

Pay App #4 to American Sound Electronics for \$1,305.00.

Bid Pkg 4 - Pay App #3 to Derek Engineering for \$2,286.80.

Thank you,
Craig

2025 Architectural Hourly Rates as Follows:

Principal Architect	\$195.00
Architect	\$195.00
Principal	\$175.00
Intern Architect I	\$135.00
Administrative	\$85.00
Clerical	\$85.00



2025 HOURLY RATES

PRINCIPALS	\$250.00
ASSOCIATE.....	\$220.00
PROCESS/DISTILLATION ENGINEER.....	\$220.00
SENIOR ENGINEER	\$195.00
COMMISSIONING AGENT	\$195.00
ENGINEER.....	\$155.00
CONSTRUTION ADMINISTRATOR.....	\$125.00
GRADUATE ENGINEER	\$115.00
CADD/BIM	\$105.00
ADMINISTRATIVE	\$ 90.00



RAI BILLING RATES 2025

Principal Engineer	\$200/hr
Structural Engineer	\$150/hr
Design Engineer	\$125/hr
CAD Operator	\$100/hr
Administrative	\$75/hr
Expert Witness (Investigation)	\$200/hr
Expert Witness (Deposition/Trial)	\$300/hr

Terms and Conditions

Note: travel time is included as billable hours

Mileage: Current Government Rate

Reimbursable Expenses: Cost plus 15%

Invoicing and Payment: Invoices will be submitted monthly or as agreed upon. All invoices are payable within 30 days of receipt. Interest shall be charged at a rate of 1.5% per month on all outstanding fees that are over 15 days past due.

MLH Civil

2025 Hourly Rates

Hourly Rates:

Senior Engineer, PE = \$ <u>180</u> / hour	Civil Engineer, PE = \$ <u>140</u> / hour
Senior Land Surveyor, LS = \$ <u>180</u> / hour	Field Surveyor, LS = \$ <u>90</u> / hour
Senior Technician = \$ <u>80</u> / hour	Production Technician = \$ <u>60</u> / hour
CAD Technician = \$ <u>80</u> / hour	Junior CAD Tech = \$ <u>60</u> / hour
Surveying Rodman = \$ <u>55</u> / hour	
GPS Survey Equip. (1 Man Crew) = \$ <u>160</u> / hour	GPS Survey Equip. (2 Man Crew) = \$ <u>200</u> / hour
Total Station Survey Equipment = \$ <u>60</u> / hour	Reimbursables = Cost + %
Truck Mileage = \$ <u>0.70</u> / mile	Car Mileage = \$ <u>0.60</u> / mile

Other costs as mutually agreed upon prior to incurring charges.