

Exhibit DE-01 — Fire-spray application held for owner inspector availability

Overall

9 wd

Delay Event Analysis

Project **Ontario Community College - B2 (Demo Data)** Window **Baseline → Current** Net Claim
9 wd

Gross Delay

9 wd

before concurrency

Concurrent

0 wd

deduction

Net Entitlement

9 wd

claimed extension

B-01 Summary

Analysis window	Baseline → Current
Delay event	Fire-spray application held for owner inspector availability
Total claimed	9 working days
Gross delay	9 working days
Concurrent deduction	0 working days
Net entitlement	9 working days
Contract basis	GC 6.5.1 (delay by the Owner or the Consultant)

B-02 Event Description

On June 10, 2025 the Owner advised that its fire-protection inspector would not be available to witness fire-spray application on the sequence dates carried in the baseline, and directed that application proceed only in witnessed stages. The contractor issued notice of delay on June 12, 2025. In the current schedule update the forecast finish of activity A3240 (Fire Spraying and Intumescent Paint) moves from 25-Feb-2026 to 18-Mar-2026, and the staged-witnessing restriction adds 9 working days of duration to the activity, which sits on the driving path into the interior fit-out chain. Demonstration narrative on synthetic data.

B-03 Timeline of Key Events

Date	Event	Source Document
10 Jun 2025	Owner advises restricted inspector availability	D-2
12 Jun 2025	Contractor notice of delay issued	D-1
01 Jul 2025	Schedule update carries the staged-witnessing durations	D-4

B-04 Schedule Impact Analysis

Activity	Name	Prior Finish	Later Finish	Slip	On CP
A3240	Fire Spraying & Intumescent Paint	2026-02-25	2026-03-18	+14d	Yes
A4030	New Partition Framing	2025-09-23	2026-04-08	+136d	Yes
A4040	MEP Rough-ins	2026-03-25	2026-05-11	+33d	Yes
A4050	Sprinkler Rough-ins	2025-10-07	2026-05-29	+162d	Yes
A4060	Blocking	2025-10-07	2026-06-09	+169d	Yes
A4070	Frames installation	2025-09-30	2026-06-19	+182d	Yes

In the baseline, A3240 (Fire Spraying and Intumescent Paint) runs 18-Feb-2026 to 25-Feb-2026 and releases the interior fit-out chain A4030 through A4070 to the completion milestone A4250. The staged-witnessing restriction adds 9 working days to A3240, and in the update

its forecast finish moves to 18-Mar-2026. The windows analysis shows the completion milestone moving with this chain: of the 21 working days of completion slip in the window, 9 working days follow this event and are attributed to the Owner. The remaining 12 working days on the same chain arise from contractor remobilization, trade stacking and deficiency re-work, are attributed to the Contractor in the analysis, and are not claimed.

B-05 Criticality Confirmation

A3240 drives the interior fit-out chain (A4030 through A4070) to the completion milestone A4250 in both the baseline and the current update; the windows analysis shows the completion milestone moving with this chain.

B-06 Entitlement Position

Warn Northgate Constructors claims an extension of time of 9 working days for this delay event.

Per contract clause(s): GC 6.5.1 (delay by the Owner or the Consultant).