

Program Progress Update 24

July 25, 2012

Introduction

This is the 24th in a continuing series of Bond Accountability Commission reports on the design/construction and financial performance of the Cleveland Metropolitan School District's school facilities program funded by Issue 14. The report is based largely on monthly reports for May and June 2012 by the Construction Manager and information from the District's capital projects staff.

This report commences a new format designed to graphically communicate the status of the fledgling Segment 5 of the planned 10-segment construction program funded by the Ohio School Facilities Commission and proceeds of \$335 million in District bonds and notes authorized by local voters as part of Issue 14 in May 2001. This format should allow the reader to more closely monitor the total costs of each project of Segment 5 and of each hard-construction contract within each project.

Construction contracts have been awarded for the five PreK-8 schools in Segment 5 (Almira, Louisa May Alcott, Miles, Orchard and Dunbar), but not yet for the three high schools (Cleveland School of the Arts, Max Hayes Vocational and John Marshall). The District plans to use new construction-delivery methods authorized by the OSFC for two of those high schools – General Contracting for Hayes, and Design-Build for Marshall. The BAC's ability to compile accurate, timely reports of costs for Hayes and Marshall will depend on the cooperation of CMSD officials, as the new options may result in less information in the Construction Manager's reports.

The District intends to use the customary construction-delivery method – known multi-prime contractor, design-bid-build – for the Segment 5 PreK-8s and Cleveland School of the Arts. (See the BAC's accompanying report, "New Construction Options," for more information on the various delivery methods.)

Segment Status

Segment 1: A.J. Rickoff (3500 E. 147th St), Miles Park (4090 East 93rd St.), Memorial (410 East 152nd St.), and Riverside (14601 Montrose Ave.) elementary schools are completed, as are John Adams (3817 Martin Luther King Jr. Blvd.), John Hay (2075 Stokes Blvd.), and SuccessTech (1440 Lakeside Ave.) high schools, the East High (1349 E. 79th St.) gym project, the Warm, Safe and Dry program, and demolition of the Woodhill-Quincy building. **Projected cost: \$206.05 million.** Change orders for construction and demolition contracts accounted for about \$11.4 million, or 5.54 percent, of Segment 1's projected cost.

Segment 2: Warner (8315 Jeffries Ave.), Daniel Morgan (1440 East 92nd St.), Mary Martin (8200 Brookline Ave.), Franklin D. Roosevelt (800 Linn Drive), Hannah Gibbons (1378 Clearaire Road), and Mary Bethune ((11815 Moulton Avenue) elementary schools are completed, as is James Rhodes High School (5100 Biddulph Ave.). **Projected cost: \$102.94 million.** Change orders for construction and demolition contracts totaled about \$10.91 million, or 10.6 percent of the total.

Segment 3: R.G. Jones (4550 West 150th Street); Artemus Ward (4315 West 140th Street); Garfield (3800 West 140th Street); Patrick Henry (11901 Durant Avenue); Buhner (1600 Buhner Avenue); Wade Park (7600 Wade Park Avenue); East Clark (885 East 146th Street); Harvey Rice (2730 East 116th St.) elementary schools and Willson elementary (1122 Ansel Road) are completed. **Projected cost: \$138.16 million.** Change orders for construction and demolition totaled about \$6.5 million, or 4.7 percent of the total.

Segment 4: Anton Grdina (3050 East 77th St.), Mound (Ackley Road), Jamison (13905 Harvard Ave.), George Washington Carver (2200 East 49th St.), Charles Dickens (3552 East 131st St.), Adlai Stevenson (3938 Jo Ann Drive), Nathan Hale (3588 Martin Luther King Jr. Drive) and Euclid Park (17914 Euclid Ave.) elementary schools are completed, as is the Thomas Jefferson K-12 (3145 West 46th St.). **Projected cost: \$142.66 million.** Contract change orders for Segment 4 construction and demolition totaled about \$8.62 million, or 6.04 percent of the total.

Segment 5: Cost charts, pictures and other information follow:

Segment 5 Projected Costs

	Original Budget *	Budget Changes *	Amended Budget *	Cost Estimate **	Projected total cost ***	Unbudgetd LFI & maint.	Unbudgeted mgmt., admin	Other not budgeted
Almira New PreK-8	\$ 13,819,792		\$ 13,819,792	\$ 15,208,332	\$ 15,068,396	\$ 410,598	\$ 257,397	
Almira Abate/Demo	\$ 1,756,238		\$ 1,756,238		\$ 679,015	\$ 4,598		
Alcott Reno PreK-8	\$ 4,902,995	\$ 836,601	\$ 5,739,596	\$ 5,988,862	\$ 6,391,574	\$ 223,615	\$ 247,818	
Miles New PreK-8	\$ 13,819,792	\$ (143,018)	\$ 13,676,774	\$ 14,971,603	\$ 15,224,689	\$ 313,665	\$ 258,537	
Miles Abate/Demo	\$ 822,936		\$ 822,936		\$ 654,606			
Orchard New PreK-8	\$ 13,819,792		\$ 13,819,792	\$ 15,343,204	\$ 15,416,197	\$ 454,713	\$ 257,928	
Orchard Abate/Demo	\$ 400,409		\$ 400,409		\$ 562,883	\$ 58,408		
Dunbar New PreK-8	\$ 13,819,792		\$ 13,819,792	\$ 14,683,492	\$ 15,159,129	\$ 351,614	\$ 258,307	
Dunbar Abate/Demo	\$ 288,389		\$ 288,389		\$ 367,121	\$ 2,721		
School of Arts New 6-12	\$ 29,175,113	\$ (2,922,968)	\$ 26,252,145	\$ 31,518,397	\$ 31,397,190	\$ 2,266,298	\$ 449,536	
SOA Abate/Demo	\$ 1,968,266		\$ 1,968,266		\$ 1,341,923			
Forest Hill New PreK-8	\$ 11,883,629	\$ (11,883,629)	\$ -		\$ 1,004,783		\$ 309,739	\$ 695,044
Forest Hill Abate/Demo	\$ 477,846		\$ 477,846		\$ 477,846			
Mooney New PreK-8	\$ 17,541,712	\$ (17,541,712)	\$ -		\$ 836,710		\$ 257,928	\$ 578,782
Mooney Abate/Demo	\$ 1,172,419		\$ 1,172,419		\$ 1,172,419			
Marshall New 9-12	\$ 47,380,880	\$ (4,251,380)	\$ 43,129,500	\$ 45,809,482	\$ 44,965,018	\$ 511,289	\$ 499,138	
Marshall Abate/Demo	\$ -	\$ 1,649,611	\$ 1,649,611		\$ 1,649,611			\$ -
Schuler Swing Space	\$ -	\$ 994,875	\$ 994,875		\$ 5,583,534	\$ 3,928,379		
Hayes New 9-12	\$ 35,896,792		\$ 35,896,792	\$ 43,665,188	\$ 42,583,208	\$ 5,474,178	\$ 375,793	
West Side new 9-12	\$ 21,661,236		\$ 21,661,236		\$ 21,839,358		\$ 499,003	
Hayes LFI	\$ -		\$ -		\$ 46,814			\$ 46,814
Bell Abate/Demo	\$ -	\$ 373,927	\$ 373,927		\$ 373,927			
TOTALS	\$ 230,608,029	\$ (33,261,620)	\$ 197,346,409	\$ 187,188,560	\$ 222,795,951	\$14,000,075	\$ 3,671,124	\$ 1,320,640
Total unbudgeted items					\$ 18,991,839			
Projected total cost less unbudgeted items					\$ 203,804,112			
Adjusted (over) / under amended budget					\$ (6,083,777)			
Adjusted % over / under amended budget					3.08%			

* does not include LFI, maintenance, management and administrative, and some other expenses

** includes most LFI expenses

*** includes unbudgeted LFI, maintenance, management and administrative, and some other expenses

Almira New PreK-8
3380 West 98th St. 44102

Architect: Robert P. Madison Int.

Capacity: 450

Square feet: 64,297

CMSD move-in target:
Sept. 9-13, 2013

Current status: sitework

Total hard cost

Almira Abate/Demo

Contract	Contractor	Cost Estimate	Original contract	Change Orders	Revised contract sum	\$ per sq. ft.
general trades	Envirocomm	\$ 6,264,020	\$ 6,423,300		\$ 6,423,300	\$ 99.90
fire protection	Communale	\$ 144,205	\$ 191,295		\$ 191,295	\$ 2.98
plumbing	Katz	\$ 925,337	\$ 750,000		\$ 750,000	\$ 11.66
HVAC	Katz	\$ 1,746,872	\$ 1,988,000		\$ 1,988,000	\$ 30.92
electrical	NuSurge	\$ 1,895,895	\$ 1,620,658		\$ 1,620,658	\$ 25.21
technology	Zenith	\$ 422,500	\$ 683,333		\$ 683,333	\$ 10.63
site flatwork concrete	21st Century	\$ 176,418	\$ 165,100		\$ 165,100	\$ 2.57
site work	Precision Eng	\$ 539,485	\$ 878,606	\$ 10,000	\$ 888,606	\$ 13.82
landscaping	Sona	\$ 13,612	\$ 70,400		\$ 70,400	\$ 1.09
furnishings admin.	Sexton	\$ 160,000	\$ 164,336		\$ 164,336	\$ 2.56
furnishings class.	Sexton	\$ 200,000	\$ 167,811		\$ 167,811	\$ 2.61
furnishings library	Sexton	\$ 60,000	\$ 36,468		\$ 36,468	\$ 0.57
cafeteria tables	Sexton	\$ 35,990	\$ 28,407		\$ 28,407	\$ 0.44
		\$ 12,584,334	\$ 13,167,714	\$ 10,000	\$ 13,177,714	\$ 204.95
					\$ -	
					\$ -	
temp fencing	Future Fence		\$ 9,792	\$ 75	\$ 9,867	
Abate/demo	Precision Env		\$ 713,800	\$ (66,852)	\$ 646,948	



Hawthorne had been the swing site for **Almira** K-8 students, but Hawthorne had to be closed temporarily due to water infiltration, that posed a threat of roof collapse. Almira students will spend the rest of the construction period at Brooklawn, 11801 Worthington Ave.

		Contract	Contractor	Cost Estimate	Original contract	Change Orders	Revised contract sum	\$ per sq. ft.
Alcott Reno PreK-5		trades-site combo	Envirocomm	\$ 2,229,009	\$ 2,350,800	\$ 14,977	\$ 2,365,777	\$ 77.19
<i>10308 Baltic Road 44102</i>		fire protection	Communale	\$ 92,211	\$ 160,720		\$ 160,720	\$ 5.24
<i>Architect: Irie Kynk Goss</i>		plumbing	Commerce	\$ 286,531	\$ 315,600		\$ 315,600	\$ 10.30
<i>Capacity: 225</i>		HVAC	Miles	\$ 953,513	\$ 811,800		\$ 811,800	\$ 26.49
<i>Square feet: 30,649</i>		elec.-tech combo	NuSurge	\$ 1,074,572	\$ 1,191,480		\$ 1,191,480	\$ 38.88
<i>Completion target: Jan. 2013</i>		site flatwork						
<i>Current status: demo, sitework, mech., elec., plumbing rough-in</i>		concrete	Envirocomm				\$ -	\$ -
		site work	Envirocomm				\$ -	\$ -
		landscaping	Envirocomm				\$ -	\$ -
		furnishings admin.	Sexton	\$ 80,775	\$ 83,387		\$ 83,387	\$ 2.72
		furnishings class.	Continental	\$ 101,000	\$ 102,395		\$ 102,395	\$ 3.34
		furnishings library	Sexton	\$ 48,341	\$ 32,507		\$ 32,507	\$ 1.06
		cafeteria tables	Continental	\$ 35,991	\$ 13,257		\$ 13,257	\$ 0.43
		abate/demo		\$ 119,521			\$ -	\$ -
Total hard cost				\$ 5,021,464	\$ 5,061,945	\$ 14,977	\$ 5,076,922	\$ 165.65

Louisa May Alcott is the only renovation in Segment 5, and it is to be the segment's first completed project. The construction cost per square foot of the renovation is considerably less than that of the new schools, which is to be expected in part because of much less masonry and steel work.

Miles New PreK-8 <i>11918 Miles Ave. 44105</i>	Contract	Contractor	Cost Estimate	Original contract	Change Orders	Revised contract sum	\$ per sq. ft.
Architect: Architectural Vision Grp.	general trades	Johnson	not avail.	\$ 7,338,700		\$ 7,338,700	\$ 115.97
	fire protection	Communale	not avail.	\$ 199,100		\$ 199,100	\$ 3.15
	plumbing	Katz	not avail.	\$ 994,000		\$ 994,000	\$ 15.71
	HVAC	Miles	not avail.	\$ 2,015,000		\$ 2,015,000	\$ 31.84
	electrical	London Road	not avail.	\$ 2,012,500		\$ 2,012,500	\$ 31.80
	technology	Zenith	not avail.	\$ 656,487		\$ 656,487	\$ 10.37
	site flatwork						
	concrete	Dan-Ray	not avail.	\$ 161,200		\$ 161,200	\$ 2.55
	site work	Mr. Excavator	not avail.	\$ 1,108,700		\$ 1,108,700	\$ 17.52
	landscaping	Brookside	not avail.	\$ 73,300		\$ 73,300	\$ 1.16
Capacity: 450	furnishings admin.	Sexton	not avail.	\$ 157,911		\$ 157,911	\$ 2.50
	furnishings class.	Continental	not avail.	\$ 164,724		\$ 164,724	\$ 2.60
Square feet: 63,282	furnishings library	Sexton	not avail.	\$ 35,232		\$ 35,232	\$ 0.56
	cafeteria tables	Sexton	not avail.	\$ 19,857		\$ 19,857	\$ 0.31
CMSD move-in target: Dec. 20, 2013 -- Jan. 2, 2014				\$ 14,936,710		\$ 14,936,710	\$ 236.03
Current status: mobilization							
Total hard cost							
Miles Abate/Demo	temp fencing	Future Fence		\$ 15,158	\$ (693)	\$ 14,465	
	abater/demo	B&B		\$ 687,000	\$ (57,261)	\$ 629,739	



Miles contracts were the last to be awarded among the Segment 5 elementary schools. On the basis of awarded contracts, Miles is also the most expensive in construction cost per square foot. Among the segment's four similarly sized new schools, the main cost difference appears in the general trades contract: Miles's general trades contract was awarded for \$115.97 per square foot; the general trades average of the other three schools is \$103.27 per square foot.

Orchard New PreK-8 <i>4200 Bailey Ave. 44113</i>		Contract	Contractor	Cost Estimate	Original contract	Change Orders	Revised contract sum	\$ per sq. ft.	
Architect: Ralph Tyler Cos.	Capacity: 450	general trades	Mid-American	\$ 6,292,998	\$ 6,808,849		\$ 6,808,849	\$ 107.60	
		fire protection	Communale	\$ 171,313	\$ 231,196		\$ 231,196	\$ 3.65	
		plumbing	Soehrlen	\$ 865,216	\$ 651,000		\$ 651,000	\$ 10.29	
		HVAC	Conti	\$ 1,837,572	\$ 2,123,000		\$ 2,123,000	\$ 33.55	
		elec-tech combo	NuSurge	\$ 2,120,561	\$ 2,272,661		\$ 2,272,661	\$ 35.91	
		site flatwork							
		concrete	Dan-Ray	\$ 158,233	\$ 141,749		\$ 141,749	\$ 2.24	
		site work	Mr. Excavator	\$ 461,034	\$ 882,800		\$ 882,800	\$ 13.95	
		landscaping	Brookside	\$ 45,069	\$ 60,563		\$ 60,563	\$ 0.96	
		furnishings admin.	Sexton	\$ 160,000	\$ 143,851		\$ 143,851	\$ 2.27	
		furnishings class.	Continental	\$ 200,000	\$ 160,006		\$ 160,006	\$ 2.53	
		furnishings library	Sexton	\$ 60,000	\$ 32,253		\$ 32,253	\$ 0.51	
		cafeteria tables	Sexton	\$ 35,991	\$ 17,352		\$ 17,352	\$ 0.27	
		Total hard cost			\$ 12,407,987	\$13,525,280.55		\$ 13,525,281	\$ 213.73
		Orchard Abate/Demo	temp fencing	Future Fence		\$ 16,037	\$ (868)	\$ 15,169	
abate/demo	Ace/AIM			\$ 498,750	\$ 44,763	\$ 543,513			

Dunbar New PreK-8 <i>2200 West 28th St. 44113</i>		Contract	Contractor	Cost Estimate	Original contract	Change Orders	Revised contract sum	\$ per sq. ft.	
Architect: Ralph Tyler Cos.	Capacity: 450	general trades	Giambrone	\$ 6,136,192	\$ 6,474,600		\$ 6,474,600	\$ 102.31	
		fire protection	Communale	\$ 172,855	\$ 240,593		\$ 240,593	\$ 3.80	
		plumbing	Commerce	\$ 760,019	\$ 728,800		\$ 728,800	\$ 11.52	
		HVAC	Conti	\$ 1,688,249	\$ 2,111,000		\$ 2,111,000	\$ 33.36	
		electrical	Gateway	\$ 1,531,174	\$ 1,770,100		\$ 1,770,100	\$ 27.97	
		technology	Zenith	\$ 586,223	\$ 610,198		\$ 610,198	\$ 9.64	
		site flatwork							
		concrete	Dan-Ray	\$ 164,531	\$ 194,340		\$ 194,340	\$ 3.07	
		site work	Eclipse	\$ 364,853	\$ 698,956		\$ 698,956	\$ 11.05	
		landscaping	Brookside	\$ 17,792	\$ 67,582		\$ 67,582	\$ 1.07	
		furnishings admin.	Sexton	\$ 160,000	\$ 151,336		\$ 151,336	\$ 2.39	
		furnishings class.	Sexton	\$ 200,000	\$ 159,237		\$ 159,237	\$ 2.52	
		furnishings library	Sexton	\$ 60,000	\$ 38,662		\$ 38,662	\$ 0.61	
		cafeteria tables	Sexton	\$ 35,991	\$ 22,587		\$ 22,587	\$ 0.36	
		Total hard cost			\$ 11,877,879	\$ 13,267,991		\$ 13,267,991	\$ 209.66
Dunbar Abate/Demo	temp fencing	Future Fence		\$ 13,447	\$ 2,592	\$ 16,039			
	abate/demo	Dore		\$ 443,300	\$(95,244)	\$ 348,056			



West Elevation Overall

Cle School of Arts New 6-12	Contract	Contractor	Cost Estimate	Original contract	Change Orders	Revised contract sum	\$ per sq. ft.
<i>Stearns Road 44106</i>	general trades					\$ -	
	fire protection					\$ -	
<i>Architect: Moody Nolan</i>	plumbing					\$ -	
	HVAC					\$ -	
<i>Capacity: 775</i>	electrical					\$ -	
	technology					\$ -	
<i>Square feet: 122,727</i>	site flatwork concrete					\$ -	
	site work					\$ -	
<i>CMSD move-in target:</i>	landscaping					\$ -	
<i>Sept. 26-Oct. 2, 2014</i>	furnishings admin.					\$ -	
	furnishings class.					\$ -	
<i>Cuttent status: design</i>	furnishings library					\$ -	
	cafeteria tables					\$ -	
Total hard cost						\$ -	
Cle School of Arts Abate/Demo	temp fencing	Future Fence		\$ 14,850	\$ (1,951)	\$ 12,899	
	abate/demo	Titan		\$ 1,168,664	\$ 136,809	\$ 1,305,473	



The old School of the Arts is demolished. Construction is supposed to begin in September.

Final design of a companion performing arts center is pending a possible agreement with the non-profit community group Friends of the Cleveland School of the Arts. The Board of Education has heard a proposal under which the Friends would fund and build the center attached to the new CSA, and in exchange, the District would operate and maintain the center and permit the Friends to use a portion of the center for the community when not needed for school purposes.

	Contract	Contractor	Cost Estimate	Original Contr.	Change Orders	Revised contr.	\$ per sq. ft.
Marshall New 9-12 <i>3952 West 140th 44111</i>	CM at Risk (CMR)						
<i>Architect: CEDA/Then Design</i>	Subcontracts						
	general trades					\$ -	
	fire protection					\$ -	
<i>Capacity: 1,260</i>	plumbing					\$ -	
	HVAC					\$ -	
<i>Square feet: 207,182</i>	electrical					\$ -	
	technology					\$ -	
<i>CMSD move-in target:</i>	site flatwork concrete					\$ -	
<i>May 18-June 12, 2015</i>	site work					\$ -	
	landscaping					\$ -	
<i>Current status: design</i>	furnishings admin.					\$ -	
	furnishings class.					\$ -	
	furnishings library					\$ -	
	cafeteria tables					\$ -	
Total hard cost							
Marshall Abate/Demo <i>Scheduled fall 2012</i>							
Schuler Swing Space <i>13501 Terminal Ave. 44135</i>	combination pkg	Johnson		\$4,845,240.00	\$88,013.79	\$ 4,933,254	



Above is an elevated view of the new John Marshall High School. At left is an aerial view of the current Marshall, which is to be demolished this fall. Current plans do not include renovation of the Marshall athletic stadium.

Marshall will be CMSD's first attempt at using the new Construction Manager at Risk form of construction delivery. The CMR contract probably will be awarded in the fall.

During Construction, students from the Carl Schuler 9th Grade Academy will be moved to Nathaniel Hawthorne, 3575 West 130th St., while Marshall 10th-12th graders will attend class at Schuler, 13501 Terminal Ave.

