

Program Progress Update 25

December 27, 2012

Introduction

This is the 25th 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 November 2012 by the Construction Manager and information from the District's capital projects staff.

This report features a format designed to graphically communicate the status of Segment 5 of the planned 10-segment construction program. The program is funded by the Ohio Facilities Construction Commission (OFCC, formerly 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 intends to use one of the new construction-delivery methods authorized by the OSFC for those high schools -- the Construction Manager at Risk (CMR) method. The District is using the customary construction-delivery method – design-bid-build, multi-prime contractor with a supervising construction manager – for the Segment 5 PreK-8s.

For more information on the various delivery methods, see the BAC's July 2012 report "New Construction Options" at http://cmsdnet.net/Resources/Community/~media/Files/Resources/Community/BAC/New%20construction%20options_Oct2012.ashx

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 5.53 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 10.59 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: \$138.18 million. Change orders for construction and demolition totaled about \$6.5 million, or 4.72 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: \$143.7 million. Contract change orders for Segment 4 construction and demolition totaled about \$8.92 million, or 6.20 percent of the total.

Segment 5: New elementary schools **Almira** (3380 West 98th St. 44102), **Paul L. Dunbar** (2200 West 28th St. 44113), **Miles** (11918 Miles Ave. 44105), and **Orchard STEM School** (4200 Bailey Ave. 44113) are under construction. A fully renovated **Louisa May Alcott** (10308 Baltic Road 44102) is completed. New high schools **John Marshall** (3952 West 140th 44111), **Max S. Hayes** vocational (W. 65th & Walworth 44102), and **Cleveland School of the Arts** (Stearns Road 44106) are in design phases.

Projected Cost: \$226.02 million. Detailed cost charts, pictures, construction status and other information about Segment 5 projects follow on **Pages 5-16.**

- Bids for demolition of **Forest Hills Parkway** (450 East 112th St. 44108) were due Dec. 27, 2012. Demolition of **Alexander Graham Bell** (11815 Larchmere Blvd. 44120) is pending amendment of the Segment 5 Project Agreement and a District decision on whether to proceed or to use Bell as a Segment 6 swing school during construction of a new **Buckeye-Woodland** in Segment 6.
- Technically, Segment 5 also includes construction of a new West Side High School, although the District has not purchased any property for such a school, and demolition of **Charles A. Mooney** elementary 3213 Montclair Ave. 44109), although the District instead elected in 2012 to spend a projected \$2.1 million not co-funded by the OFCC to install a New Tech Academy (currently 9th grade only) on the third floor of Mooney.
- The “move-in” targets mentioned below for the high schools are likely to change once final agreements are reached with the respective Construction Manager at Risk for each project.

Segment 6: The currently effective Master Plan, updated in June 2010, provides for three new elementary schools: Buckeye-Woodland for 450 students at 9511 Buckeye Rd. 44104; Case for 450 students at 4050 Superior Ave. 44103; and the generically named Glenville at an undetermined location in that neighborhood, Zip Code 44108. Final decisions on whether to build those schools, at what size and, in the case of Glenville, where to build, are expected to await the outcome of a Master Plan revision being undertaken by the District.

The segment as planned also provides for the demolition of **A.B. Hart**, 3901 East 74th St. 44105; **Alexander Hamilton**, 3465 East 130th St. 44120; the former **A.J. Rickoff**; **Audubon**, 3055 Martin Luther King Jr. Dr. 44104; **Brooklawn**, 11801 Worthington 44111; **Empire**, 9113 Parmalee Ave. 44108; **Gracemount**, 16200 Glendale Ave. 44128; **Henry W. Longfellow**, 650 East 140th St. 44110; **Jesse Owens**, 11711 Larchmere Blvd. 44120; **John W. Raper**, 1601 East 85th St. 44106; **Joseph F. Landis**, 10118

Hampden Ave. 44108; **Louis Pasteur**, 815 Linn Drive 44108; **Mt. Auburn**, 10110 Mt. Auburn Ave. 44104; **Robert Fulton**, 3291 East 140th St. 44120; and **Stephen E. Howe**, 1000 Lakeview Road 44108.

- **Hamilton** has already been demolished.
- Bids were due Dec. 27, 2012, for demolition of **Gracemount, Hart** and **Pasteur**.
- The District is considering the Design-Build option for demolition delivery (see “New Construction Options” referenced above).
- Not all of the designated Segment 6 schools will be demolished, however. State law requires that they first be offered for lease or sale to charter school operators. **Landis** was sold. Some of the others are designated as possible swing sites pending revision of the Master Plan, and **Brooklawn** is currently being used as a swing site pending completion of Segment 5’s Almira.

Segment 5 Projected Costs (as of Dec. 3, 2012)

	Original Budget *	Changes *	New Budget*	Estimate **	Projected Cost***	LFI	Maintenance	Mgmt. fees
Almira New PreK-8	\$ 13,819,792		\$ 13,819,792	\$ 15,208,332	\$ 15,175,603	\$ 379,478	\$ 31,120	\$ 313,128
Almira Abate/Demo	\$ 1,756,238		\$ 1,756,238		\$ 679,015	\$ 4,598		
Alcott Reno PreK-8	\$ 4,902, 5	\$ 836,601	\$ 5,739,596	\$ 5,988,862	\$ 6,782,184	\$ 239,429	\$ 18,050	\$ 301,467
Miles New PreK-8	\$ 13,819,792	\$ (143,018)	\$ 13,676,774	\$ 14,971,603	\$ 16,900,141	\$ 708,884	\$ 50,305	\$ 314,515
Miles Abate/Demo	\$ 822,936		\$ 822,936		\$ 654,606			
Orchard New PreK-8	\$ 13,819,792		\$ 13,819,792	\$ 15,343,204	\$ 15,566,026	\$ 393,537	\$ 34,500	\$ 313,775
Orchard Abate/Demo	\$ 400,409		\$ 400,409		\$ 560,711	\$ 58,408		
Dunbar New PreK-8	\$ 13,819,792		\$ 13,819,792	\$ 14,683,492	\$ 15,281,801	\$ 365,206	\$ 58,905	\$ 313,750
Dunbar Abate/Demo	\$ 288,389		\$ 288,389		\$ 367,121	\$ 2,721		
Cle School of Arts New 6-12	\$ 29,175,113	\$ (2,922,968)	\$ 26,252,145	\$ 31,518,397	\$ 31,494,522	\$ 2,266,298	\$ -	\$ 546,868
Cle School of Arts Abate/Demo	\$ 1,968,266		\$ 1,968,266		\$ 1,690,623			
Forest Hills New PreK-8	\$ 11,883,629	\$ (11,883,629)	\$ -		\$ 290,245			\$ 290,245
Forest Hills Abate/Demo	\$ 477,846		\$ 477,846		\$ 477,846			
Mooney New PreK-8	\$ 17,541,712	\$ (17,541,712)	\$ -		\$ 241,757			\$ 241,757
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	\$ 45,262,088	\$ 511,289	\$ -	\$ 607,208
Marshall Abate/Demo	\$ -	\$ 1,649,611	\$ 1,649,611		\$ 2,003,832	\$ 163,475		
Schuler Swing Space	\$ -	\$ 994,875	\$ 994,875		\$ 5,969,187	\$ 4,956,218		
Hayes New 9-12	\$ 35,896,792		\$ 35,896,792	\$ 43,665,188	\$ 42,663,828	\$ 4,818,596		\$ 457,159
West Side new 9-12	\$ 21,661,236		\$ 21,661,236		\$ 21,947,401			\$ 607,046
Hayes LFI Walworth Ave.	\$ -		\$ -	\$ 375,000	\$ 419,924	\$ 419,924		
Hayes LFI Abate/Demo	\$ -		\$ -		\$ 46,814	\$ 46,814		
Bell Abate/Demo	\$ -	\$ 373,927	\$ 373,927		\$ 373,927			
TOTALS	\$ 230,608,029	\$ (32,887,693)	\$197,720,335		\$ 226,021,620	\$ 15,334,875	\$ 192,880	\$ 4,306,918
Total projected unbudgeted items					\$ 19,834,673			
Adjusted Total Cost (Projected Cost total less unbudgeted items)					\$ 206,186,947			
Adjusted Total Cost (Over) / Under Amended Budget					\$ (8,466,612)			
Adjusted % Over / Under Amended Budget					4.28%			

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

** Schematic Design-, Design Document- or Construction Document-phase cost estimate, includes LFI expenses not in Original Budget

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

Reading the Segment 5 school charts:

Column 1: Name and address of school, architect identity, student capacity of school, size of school in square feet, CMSD move-in target per Construction Manager's report, current construction activity.

Columns 2-3, contract and contractor: Type of hard-cost construction contract and name of contractor.

Column 4, cost estimate: Contract cost estimate per the Construction Manager's report for identified design phase (SD = Schematic Design, DD = Design Documents, CD = Construction Documents).

Column 5, original contract amount: The amount of the awarded hard-cost construction contract.

Column 6, change orders: Cumulative cost of change orders per hard-cost construction contract. Change orders essentially are additions to the scope of the original contract and are issued for a variety of reasons, including flaws or oversights in the design specifications and drawings, school district request for additional items or changes to specifications, and field conditions, a broad category covering circumstances that arise or are discovered during the course of construction.

Column 7, revised contract sum: The total of the original contract amount and approved change orders.

Column 8, change orders as percentage of original contract: The cumulative cost of change orders per hard-cost construction contract, as a percentage of the original contract amount.

Column 9, cost per square foot: The revised contract divided by the school's size in square feet.

		Contract	Contractor	CD-phase cost estimate	Original contract	Change orders (CO)	Revised contract sum	CO % original contract	\$ per sq. ft.
Almira New PreK-8		general trades	Envirocomm	\$ 6,264,020	\$ 6,423,300	\$ 10,000	\$ 6,433,300	0.16%	\$ 100.06
3380 West 98th St. 44102		fire protection	Communale	\$ 144,205	\$ 191,295		\$ 191,295	0.00%	\$ 2.98
<i>Architect: Robert P. Madison Int.</i>		plumbing	Katz	\$ 925,337	\$ 750,000		\$ 750,000	0.00%	\$ 11.66
<i>Capacity: 450</i>		HVAC	Katz	\$ 1,746,872	\$ 1,988,000		\$ 1,988,000	0.00%	\$ 30.92
<i>Square feet: 64,297</i>		electrical	NuSurge	\$ 1,895,895	\$ 1,620,658	\$ 10,000	\$ 1,630,658	0.62%	\$ 25.36
<i>CMSD move-in target:</i>		technology	Zenith	\$ 422,500	\$ 683,333		\$ 683,333	0.00%	\$ 10.63
<i>Oct. 8, 2013</i>		flatwork concrete	21st Century	\$ 176,418	\$ 165,100		\$ 165,100	0.00%	\$ 2.57
<i>Current status: load-bearing masonry for 3rd floor; in-wall mech./elec./ plumb rough-in</i>		site work	Precision Eng.	\$ 539,485	\$ 878,606	\$ 30,796	\$ 909,402	3.51%	\$ 14.14
Total hard cost		landscaping	Sona	\$ 13,612	\$ 70,400		\$ 70,400	0.00%	\$ 1.09
Almira Abate/Demo		furnishings admin.	Sexton	\$ 160,000	\$ 164,336		\$ 164,336	0.00%	\$ 2.56
		furnishings class.	Sexton	\$ 200,000	\$ 167,811		\$ 167,811	0.00%	\$ 2.61
		furnishings library	Sexton	\$ 60,000	\$ 36,468		\$ 36,468	0.00%	\$ 0.57
		cafeteria tables	Sexton	\$ 35,990	\$ 28,407		\$ 28,407	0.00%	\$ 0.44
				\$ 12,584,334	\$ 13,167,714	\$ 50,796	\$ 13,218,510	0.39%	\$ 205.59
		temp fencing	Future Fence		\$ 9,792	\$ 75	\$ 9,867		
		Abate/demo	Precision Environ.		\$ 713,800	\$ (66,852)	\$ 646,948		



Almira students will spend the rest of the construction period at Brooklawn, 11801 Worthington Ave. ... The official move-in target has been moved back three weeks to about six weeks after the normal start of classes.

Alcott Reno PreK-5
10308 Baltic Road 44102
Architect: Irie Kynk Goss
Capacity: 225
Square feet: 30,649
Completion target: Jan. 2013
Current status: all areas completed; closeout
Total hard cost

Contract	Contractor	CD-phase cost estimate	Original contract	Change orders (CO)	Revised contract sum	CO % original contract	\$ per sq. ft.
trades-site combo	Envirocomm	\$ 2,348,530	\$ 2,350,800	\$ 171,059	\$ 2,521,859	7.28%	\$ 82.28
fire protection	Communale	\$ 92,211	\$ 160,720	\$ 4,415	\$ 165,135	2.75%	\$ 5.39
plumbing	Commerce	\$ 286,531	\$ 315,600	\$ 11,920	\$ 327,520	3.78%	\$ 10.69
HVAC	Miles	\$ 953,513	\$ 811,800		\$ 811,800	0.00%	\$ 26.49
elec.-tech combo	NuSurge	\$ 1,074,572	\$ 1,191,480	\$ 37,334	\$ 1,228,814	3.13%	\$ 40.09
flatwork concrete	Envirocomm	see trades			\$ -	NA	\$ -
site work	Envirocomm	see trades			\$ -	NA	\$ -
landscaping	Envirocomm	see trades			\$ -	NA	\$ -
furnishings admin.	Sexton	\$ 80,775	\$ 83,387		\$ 83,387	0.00%	\$ 2.72
furnishings class.	Continental	\$ 101,000	\$ 102,395	\$ 926	\$ 103,321	0.90%	\$ 3.37
furnishings library	Sexton	\$ 48,341	\$ 32,507		\$ 32,507	0.00%	\$ 1.06
furnishings cafeteria	Continental	\$ 35,991	\$ 13,257	\$ 6,962	\$ 20,219	52.52%	\$ 0.66
Total hard cost		\$ 5,021,464	\$ 5,061,945	\$ 232,616	\$ 5,294,561	4.60%	\$ 172.75



Alcott is the first Segment 5 project to be completed. The renovation hard costs were much less per square foot than those for the District's all-new projects. The Alcott principal requested classroom interiors that were largely devoid of the bright, multi-color schemes used in many of the new CMSD schools, as those tend to distract students with certain learning problems.

	Contract	Contractor	CD-phase cost estimate	Original contract	Change orders (CO)	Revised contract sum	CO % original contract	\$ per sq. ft.
Miles New PreK-8 <i>11918 Miles Ave. 44105</i>	general trades	Johnson	\$ 6,427,687	\$ 7,338,700	\$ 15,000	\$ 7,353,700	0.20%	\$ 116.21
	fire protection	Communale	\$ 155,579	\$ 199,100		\$ 199,100	0.00%	\$ 3.15
<i>Architect: Architectural Vision Grp.</i>	plumbing	Katz	\$ 703,002	\$ 994,000	\$ 10,000	\$ 1,004,000	1.01%	\$ 15.87
	HVAC	Miles	\$ 1,649,873	\$ 2,015,000		\$ 2,015,000	0.00%	\$ 31.84
<i>Capacity: 450</i>	electrical	London Road	\$ 2,000,000	\$ 2,012,500	\$ 10,000	\$ 2,022,500	0.50%	\$ 31.96
	technology	Zenith	\$ 724,618	\$ 656,487		\$ 656,487	0.00%	\$ 10.37
<i>Square feet: 63,282</i>	flatwork concrete	Dan-Ray	\$ 164,498	\$ 161,200		\$ 161,200	0.00%	\$ 2.55
	site work	Mr. Excavator	\$ 1,200,000	\$ 1,108,700	\$ 20,000	\$ 1,128,700	1.80%	\$ 17.84
<i>CMSD move-in target: Nov. 27, 2013</i>	landscaping	Brookside	\$ 52,707	\$ 73,300		\$ 73,300	0.00%	\$ 1.16
	furnishings admin.	Sexton		\$ 157,911		\$ 157,911	0.00%	\$ 2.50
<i>Current status: under-slab mech./elec./plumb rough-in; pour slab; bearing masonry</i>	furnishings class.	Continental		\$ 164,724		\$ 164,724	0.00%	\$ 2.60
	furnishings library	Sexton		\$ 35,232		\$ 35,232	0.00%	\$ 0.56
Total hard cost	cafeteria tables	Sexton		\$ 19,857		\$ 19,857	0.00%	\$ 0.31
	furnishings total		\$ 455,991					
			\$ 13,533,955	\$ 14,936,710	\$ 55,000	\$ 14,991,710	0.37%	\$ 236.90
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. Of Segment 5's four new schools, each for 450 students, Miles' currently projected hard cost of \$236.90 per square foot is the highest, 12.5 percent more expensive than the average of the other three. The official move-in target has been moved up about a month. Swing school is Cranwood, 13604 Christine Ave., 44105.

Orchard New PreK-8
4200 Bailey Ave. 44113

Architect: Ralph Tyler Cos.

Capacity: 450

Square feet: 63,282

CMSD move-in target:

Sept. 30, 2013

Current status: load-bearing masonry; 3rd-floor pre-cast planking; gym roofing

Total hard cost

Orchard Abate/Demo

Contract	Contractor	CD-phase cost estimate	Original contract	Change orders (CO)	Revised contract sum	CO % original contract	\$ per sq. ft.
general trades	Mid-American	\$ 6,292,998	\$ 6,808,849	\$ 24,500	\$ 6,833,349	0.36%	\$ 107.98
fire protection	Communale	\$ 171,313	\$ 231,196	\$ (936)	\$ 230,260	-0.40%	\$ 3.64
plumbing	Soehnlén	\$ 865,216	\$ 651,000	\$ 4,553	\$ 655,553	0.70%	\$ 10.36
HVAC	Conti	\$ 1,837,572	\$ 2,123,000	\$ 17,310	\$ 2,140,310	0.82%	\$ 33.82
elec-tech combo	NuSurge	\$ 2,120,561	\$ 2,272,661		\$ 2,272,661	0.00%	\$ 35.91
flatwork concrete	Dan-Ray	\$ 158,233	\$ 141,749		\$ 141,749	0.00%	\$ 2.24
site work	Mr. Excavator	\$ 461,034	\$ 882,800	\$ 46,318	\$ 929,118	5.25%	\$ 14.68
landscaping	Brookside	\$ 45,069	\$ 60,563	\$ 528	\$ 61,091	0.87%	\$ 0.97
furnishings admin.	Sexton	\$ 160,000	\$ 143,851		\$ 143,851	0.00%	\$ 2.27
furnishings class.	Continental	\$ 200,000	\$ 160,006		\$ 160,006	0.00%	\$ 2.53
furnishings library	Sexton	\$ 60,000	\$ 32,253		\$ 32,253	0.00%	\$ 0.51
cafeteria tables	Sexton	\$ 35,991	\$ 17,352		\$ 17,352	0.00%	\$ 0.27
		\$ 12,407,987	\$ 13,525,281	\$ 92,272	\$13,617,553	0.68%	\$ 215.19
temp fencing	Future Fence		\$ 16,037	\$ (868)	\$ 15,169	-5.41%	
abate/demo	Ace/AIM		\$ 498,750	\$ 42,591	\$ 541,341	8.54%	

The official move-in target is more than a month after the normal start of classes. ... Swing school is Halle, 7901 Halle Ave., 44102.



Entrance Elevation

Dunbar New PreK-8
 2200 West 28th St. 44113
Architect: Ralph Tyler Cos.
Capacity: 450
Square feet: 63,282
CMSD move-in target:
Sept. 30, 2013
Current status: load-bearing
masonry; pouring grade slab;
mech./elec./plumb rough-in
Total hard cost
Dunbar Abate/Demo

Contract	Contractor	CD-phase cost estimate	Original contract	Change orders (CO)	Revised contract sum	CO % original contract	\$ per sq. ft.
general trades	Giambrone	\$ 6,136,192	\$ 6,474,600	\$ 64,666	\$6,539,266	1.00%	\$ 103.34
fire protection	Communale	\$ 172,855	\$ 240,593		\$ 240,593	0.00%	\$ 3.80
plumbing	Commerce	\$ 760,019	\$ 728,800		\$ 728,800	0.00%	\$ 11.52
HVAC	Conti	\$ 1,688,249	\$ 2,111,000		\$2,111,000	0.00%	\$ 33.36
electrical	Gateway	\$ 1,531,174	\$ 1,770,100	\$ 12,086	\$1,782,186	0.68%	\$ 28.16
technology	Zenith	\$ 586,223	\$ 610,198		\$ 610,198	0.00%	\$ 9.64
flatwork concrete	Dan-Ray	\$ 164,531	\$ 194,340		\$ 194,340	0.00%	\$ 3.07
site work	Eclipse	\$ 364,853	\$ 698,956	\$ 18,900	\$ 717,856	2.70%	\$ 11.34
landscaping	Brookside	\$ 17,792	\$ 67,582		\$ 67,582	0.00%	\$ 1.07
furnishings admin.	Sexton	\$ 160,000	\$ 151,336		\$ 151,336	0.00%	\$ 2.39
furnishings class.	Sexton	\$ 200,000	\$ 159,237		\$ 159,237	0.00%	\$ 2.52
furnishings library	Sexton	\$ 60,000	\$ 38,662		\$ 38,662	0.00%	\$ 0.61
cafeteria tables	Sexton	\$ 35,991	\$ 22,587		\$ 22,587	0.00%	\$ 0.36
Total hard cost		\$1,877,879	\$ 13,267,991	\$ 95,651	\$13,363,642	0.72%	\$ 211.18
temp fending	Future Fence		\$ 13,447	\$ 2,592	\$ 16,039	19.28%	
abate/demo	Dore		\$ 443,300	\$ (95,244)	\$ 348,056	-21.49%	



West Elevation Overall

The official move-in target is more than a month after the normal start of classes. ... Swing space is Kentucky, 3805 Terrett Ave. 44113.

Cle School of Arts New 6-12 <i>Stearns Road 44106</i>		Contract	Contractor	CD-phase Cost Estimate	Original contract	Change Orders	Revised contract sum	\$ per sq. ft.
<i>Architect: Moody Nolan</i>		general trades					\$ -	
<i>Capacity: 775</i>		fire protection					\$ -	
<i>Square feet: 122,727</i>		plumbing					\$ -	
<i>CMSD move-in target: April 17-23 , 2015</i>		HVAC					\$ -	
<i>Cuttent status: design; old foundation removal; CM at Risk selection</i>		electrical					\$ -	
		technology					\$ -	
		site flatwork concrete					\$ -	
		site work					\$ -	
		landscaping					\$ -	
		furnishings admin.					\$ -	
		furnishings class.					\$ -	
		furnishings library					\$ -	
		cafeteria tables					\$ -	
Total hard cost				\$ 24,354,382				
							\$ -	
Cle School of Arts Abate/Demo		temp fencing	Future Fence		\$ 14,850	\$ (1,951)	\$ 12,899	
		abate/demo	Titan		\$ 1,168,664	\$ 135,480	\$ 1,304,144	



The old School of the Arts is demolished. Construction was to have begun in the fall but will have to be rescheduled pending selection of a Construction Manager at Risk (CMR), a different construction-delivery method than was previously anticipated. ... The official move-in target has been postponed by more than five months, but that may change in negotiation with a CMR. The school is to be built with a companion performing arts center funded privately through the non-profit community group Friends of the Cleveland School of the Arts.

	Contract	Contractor	DD-phase 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)	ICON LLC					
Architect: CEDA/Then Design	Subcontracts						
	general trades					\$ -	
	fire protection					\$ -	
Capacity: 1,260	plumbing					\$ -	
	HVAC					\$ -	
Square feet: 207,182	electrical					\$ -	
	technology					\$ -	
CMSD move-in target:	site flatwork concrete					\$ -	
<i>Aug. 17-Sept. 11, 2015</i>	site work					\$ -	
	landscaping					\$ -	
Current status: design; negotiation of final agreements with Construction Manager at Risk; demolition of existing school.	furnishings admin.					\$ -	
	furnishings class.					\$ -	
	furnishings library					\$ -	
	cafeteria tables					\$ -	
Total hard cost			\$ 36,679,297				
Marshall Abate/Demo <i>Under way</i>	demo / abate	Evans		\$ 1,839,000	\$ 164,832	\$ 2,003,832	
Schuler Swing Space <i>13501 Terminal Ave. 44135</i>	combination pkg	Johnson		\$ 4,845,240	\$ 1,123,947	\$ 5,969,187	

Change orders for the Shuler swing space for Marshall 10-12th graders have amounted to \$1.1 million, 23.2 percent of the original contract: \$196,000 is attributed to “school district request,” \$131,000 to “design,” and most of the rest to “field conditions.” ... The move-in target has been postponed about three months, but that may change pending negotiations with the new Construction Manager at Risk (CMR). ... Marshall will be CMSD’s first attempt at using the CMR form of construction delivery. The CMR selected by the District and OFCC is ICON LLC, of Mayfield Heights, a partnership

formed by principals of Scaparotti Construction Group and C.T. Taylor Co., which according to the OFCC have an extensive background of Ohio school construction projects. Among services offered by Scaparotti, based in Mayfield Heights, are construction management and general contracting. It has been involved in school projects in East Cleveland, Painesville and Medina and in construction of the Cleveland Harbor Station of the U.S. Coast Guard. C.T. Taylor, based in Hudson, also provides general contracting and construction management services. Among its accomplishments is the new Garfield Middle School in Lakewood. Taylor's Website says: "Rather than employ a group of various subcontractors, C.T. Taylor proactively managed the pace and quality of its work by self-performing major portions of the work, as an integrated and cohesive team. C.T. Taylor's craftsmen choreographed a seamless transition from demolition, to foundations, to structural steel, to precast erection, to concrete floors, ensuring that Garfield Middle School was completed on time and within budget." Taylor was the general contractor for the wind turbine at Progressive Field. Scaparotti says it also can use its own trades staff to self-perform carpentry, masonry, demolition and interiors.





On the preceding page is the architectural rendering of an elevated view of the new John Marshall High School. At left is an aerial view of the current Marshall, which is being demolished after salvage of features to be incorporated into the new school. Current plans do not include renovation of the Marshall athletic stadium, but more than \$68,000 in stadium repairs have been authorized under the demolition contract. ... During Construction, students from the Carl Shuler 9th Grade Academy are attending classes at Nathaniel Hawthorne, 3575 West 130th St., while Marshall 10th-12th graders are attending Schuler, 13501 Terminal Ave.

Hayes New 9-12
W. 65th & Walworth 44102

Architect: CEDA/Then Design

Capacity: 800

Square footage: 169,894

CMSD move-in target:
Sept. 17-Oct. 14, 2015

Current Status: Design, Walworth Ave. relocation; selection of Construction Manager at Risk

Total hard cost
Hayes LFI Walworth Ave.
Hayes LFI

Contract	Contractor	CD-phase Cost Estimate	Original Contr.	Change Orders	Revised contr.	\$ per sq. ft.
Gen. Contractor						
Subcontracts						
general trades					\$ -	
fire protection					\$ -	
plumbing					\$ -	
HVAC					\$ -	
electrical					\$ -	
technology					\$ -	
site flatwork concrete					\$ -	
site work					\$ -	
landscaping					\$ -	
furnishings admin.					\$ -	
furnishings class.					\$ -	
furnishings library					\$ -	
cafeteria tables					\$ -	
		\$ 31,688,729				
street routing	Eclipse	\$ 375,000	\$ 419,924		\$ 419,924	
demo	Ace Demo		\$ 52,680	\$ (5,866)	\$ 46,814	



The official move-in target has been postponed by four months. Hayes planning was complicated by a storm sewer running through the site, which limits how the building and other features can be situated; by soil contamination from previous industrial uses; and by the need for vacation of Walworth Avenue and various traffic-flow improvements in the neighborhood of the school, partly to accommodate the school's industrial and commercial neighbors. The District and a consultant, Hull & Associates, are developing a Voluntary Action Plan in conjunction with the Ohio EPA to address the soil contamination.