



JOSEPH M. GALLAGHER PROJECT STATUS REPORT FEBRUARY 2024

PREPARED EXCLUSIVELY FOR:
CLEVELAND METROPOLITAN SCHOOL DISTRICT &
OHIO FACILITIES CONSTRUCTION COMMISSION



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EXECUTIVE SUMMARY

The project is the New 146,982 sf three story Elementary School located at 6601 Franklin Blvd, Cleveland, OH 44102. The building renovation consists of abatement and demolition of all three floors. The work will include the replacement of the exterior brick, windows, roof, and HVAC Units. On the interior of the building the ceilings, walls and floors will be refurbished or replaced. A new elevator will be installed. The bathrooms will be remodeled including new fixtures. Construction Substantial Completion is February 10, 2025.

PROGRESS

GMP 1, 2, AND 3

- All work is complete.
- The security cameras are up and running. No security issues have been reported.

GMP 5

- The 2nd and 3rd floor winter protection has been installed on the exterior of the building so that interior work can continue through the winter.
- Masonry work is continuing on the 2nd floor interior walls.
- Structural Steel is being installed on the exterior courtyard walls. Moving to the gym roof next.
- Carpentry roof blocking is scheduled to start the week of February 19th
- Roofing tear off and temporary roof installation is continuing on Area 4 roof (east side).
- Windows and curtainwall materials are scheduled to begin arriving in February so that installation can begin in March.
- Metal stud interior walls are continuing on the 2nd and 3rd floors. Exterior stud framing will begin the week of February 26th.
- Kitchen and casework submittals have been approved and the material has been released for production.
- Fire Protection has started on the third floor.
- The plumber continuing to install storm and sanitary piping on the third and second floors.
- The HVAC contractor continues installing ductwork and mechanical piping and VAV's on the second and third floor.
- The electrician is onsite installing conduit for electric and technology on the second and third floors. The electric panels are being installed on the first-floor electric room.
- The materials for final site development are being submitted and ordered.

Furniture

- The furniture package is currently out for bid. There are two bid packages including a state term package and the loose furnishings bid package. There are four contractors that have pre-qualified. Bids are due on March 14, 2024 at noon.

SCHEDULE

The Revised Updated Construction Schedule, dated February 6, 2024 is attached. The schedule indicates that the project is 18days behind schedule due to the steel erection. The steel contractor has committed to working overtime to get back on schedule. The substantial completion date is February 10, 2025.

REQUEST FOR INFORMATION (RFI) AND SUBMITTALS

- The outstanding RFI's are shown on the attached log.
- All contractors are sending in their material submittals and shop drawings. The shop drawing log is available on ProCore.

DIVERSITY BUSINESS ENTERPRISE PROGRAM

Please reference the tracking log included in the report.

WORKFORCE PARTICIPATION AND CONSTRUCTION TRADES

Please reference the tracking log included in the report.

PROJECT COST REPORT

		Thru GCS Payment Application No.				13	
		Report Through				2/15/2024	
Project Cost Status Report		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS PRECONSTRUCTION - COSTS							
	Pre-Construction - Personnel Costs	67,460	-	67,460	67,460	-	100.0%
	Pre-Construction - Scheduling	6,000	-	6,000	6,000	-	100.0%
	Pre-Construction - Bond Costs	73,000	-	73,000	73,000	-	100.0%
	Pre-Construction - Plans, Permits, Inspections	360,023	-	360,023	360,023	-	100.0%
	Pre-Construction - NPDES Stormwater Permits	500.00	-	500	-	500	0.0%
	Pre-Construction - Printing	6,000.00	-	6,000	6,000	-	100.0%
	Pre-Construction - Increased E&O Premium	88,169	-	88,169	88,169	-	100.0%
	Pre-Construction Stage Design	1,487,827	-	1,487,827	1,178,667	309,160	79.2%
PRECONSTRUCTION - GRAND TOTAL		2,088,978.63	0.00	2,088,978.63	1,779,318.81	309,659.82	85.18%
GCS GMP 1 - PROJECT COSTS							
	Soft Costs						
	GMP 1 - DB Stage Personnel Costs	145,819	-	145,819	144,360	1,458	99.0%
	GMP 1 - DB General Conditions Cost	46,315	-	46,315	45,852	463	99.0%
Subtotal		192,133	-	192,133	190,212	1,921	99.0%
	Hard Costs						
	GMP 1 - DB Design Services Fee	13,530	-	13,530	13,394	135	99.0%
	GMP 1 - DB Construction Stage Fee	15,035	-	15,035	14,884	150	99.0%
	GMP 1 - Subcontract Totals	438,835	-	438,835	410,465	28,371	93.5%
	GMP 1 - DB Contingency	23,142	-	23,142	-	23,142	0.0%
	Allowances						
	Video Storm & Sanitary Sewers Allowance	28,000	-	28,000	22,700	5,300	81.1%
	Unforeseen & Shaft Wall Demo Abatement Allowance	36,000	-	36,000	21,227	14,773	59.0%
	Abatement Support Allowance (GMP1, GMP2 & GMP3)	128,000	24,874	152,874	4,891	147,983	3.2%
Subtotal		682,541	24,874	707,415	487,562	219,854	68.9%
GMP 1 - GRAND TOTAL		874,674.76	24,874.08	899,548.84	677,773.81	221,775.03	75.35%
GCS GMP 2 - PROJECT COSTS							
	Soft Costs						
	GMP 2 - DB Stage Personnel Costs	133,331	-	133,331	131,998	1,333	99.0%
	GMP 2 - DB General Conditions Cost	36,252	-	36,252	35,889	363	99.0%
Subtotal		169,583	-	169,583	167,887	1,696	99.0%
	Hard Costs						
	GMP 2 - DB Design Services Fee	18,189	-	18,189	18,007	182	99.0%
	GMP 2 - DB Construction Stage Fee	20,212	-	20,212	20,010	202	99.0%
	GMP 2 - Subcontract Totals	936,799	29,765	966,565	909,835	56,730	94.1%
	GMP 2 - DB Contingency	30,426	-	30,426	-	30,426	0.0%
Subtotal		1,005,626	29,765	1,035,392	947,852	87,540	91.5%
GMP 2 - GRAND TOTAL		1,175,209.27	29,765.41	1,204,974.68	1,115,739.35	89,235.33	92.59%
GCS GMP 3 - PROJECT COSTS							
	Soft Costs						
	GMP 3 - DB Stage Personnel Costs	141,174	-	141,174	119,998	21,176	85.0%
	GMP 3 - DB General Conditions Cost	36,252	-	36,252	30,814	5,438	85.0%
Subtotal		177,426	-	177,426	150,812	26,614	85.0%
	Hard Costs						
	GMP 3 - DB Design Services Fee	72,537	-	72,537	61,656	10,880	85.0%
	GMP 3 - DB Construction Stage Fee	80,606	-	80,606	68,515	12,091	85.0%
	GMP 3 - Subcontract Totals	4,136,974	-	4,136,974	1,790,669	2,346,305	43.3%
	GMP 3 - DB Contingency	121,335	-	121,335	-	121,335	0.0%
	Allowances						
	Light Pole Relocation Allowance	30,000	-	30,000	6,776	23,224	22.6%
	Underground Storm Repair Allowance	50,000	-	50,000	-	50,000	0.0%
	Security Camera & Monitoring Allowance	17,800	-	17,800	17,800	-	100.0%
Subtotal		4,509,252	-	4,509,252	1,945,416	2,563,836	43.1%
GMP 3 - GRAND TOTAL		4,686,678.06	0.00	4,686,678.06	2,096,228.25	2,590,449.81	44.73%
GCS GMP 5 - PROJECT COSTS							
	Soft Costs						
	GMP 5 - DB Stage Personnel Costs	590,786	-	590,786	147,697	443,090	25.0%
	GMP 5 - DB General Conditions Cost	615,005	-	615,005	406,639	208,366	66.1%
Subtotal		1,205,791	-	1,205,791	554,336	651,456	46.0%
	Hard Costs						
	GMP 5 - DB Design Services Fee	673,586	-	673,586	168,396	505,189	25.0%
	GMP 5 - DB Construction Stage Fee	748,522	-	748,522	187,131	561,392	25.0%
	GMP 5 - Subcontract Totals	37,341,886	(428,500)	36,913,386	4,159,520	32,753,866	11.3%
	GMP 5 - DB Contingency	1,126,740	-	1,126,740	-	1,126,740	0.0%
	Allowances						
	Grind, Patch, Tooth, Infill Walls & Floors	70,000	-	70,000	-	70,000	0.0%
	Winter Protection	150,000	-	150,000	97,321	52,679	64.9%
	Site Security Cameras	68,000	-	68,000	736	67,264	1.1%
	Site Security Guard	256,000	-	256,000	-	256,000	0.0%
	Site Stabilization for Parking & Drives	35,000	-	35,000	-	35,000	0.0%
	Metal Deck Repair	15,000	-	15,000	-	15,000	0.0%
	Emergency Responder Radio	145,905	-	145,905	-	145,905	0.0%
	Hardware Modifications	20,000	-	20,000	-	20,000	0.0%
	Additional Building Permit Fees	94,978	-	94,978	-	94,978	0.0%
	Adjudication	100,000	-	100,000	-	100,000	0.0%
	FF&E	1,469,820	428,500	1,898,320	-	1,898,320	0.0%
Subtotal		42,315,437	-	42,315,437	4,613,104	37,702,334	10.9%
GMP 5 - GRAND TOTAL		43,521,228.36	0.00	43,521,228.36	5,167,439.31	38,353,789.05	11.87%
PROJECT TOTALS		52,346,769.08	54,639.49	52,401,408.57	10,836,499.53	41,564,909.04	20.68%
PROJECT EXPOSURES							
	DB Contingency Exposures						
	Original Amount	1,301,643				202,082	
	Approved Change Orders	-				50,028	
	Pending Change Orders	14,965				79,510	
	Exposures	-				189,723	
	Balance Remaining	1,286,678				(117,179)	
	Owner Contingency Exposures						
	Original Amount					202,082	
	Approved Change Orders					50,028	
	Pending Change Orders					79,510	
	Exposures					189,723	
	Balance Remaining					(117,179)	

PROJECT COST REPORT (Continued)

		Thru GCS Payment Application No. 13		Report Through 2/15/2024		
Subcontractor Breakdown		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete % Complete
GMP 1						
Subcontract Breakdown						
02A	Abatement - Precision Environmental	438,835.25	-	438,835.25	410,465	28,370.54 93.5%
Subtotal		438,835.25	-	438,835	410,465	28,371 93.5%
GMP 2						
Subcontract Breakdown						
02B	Selective Demolition - Precision Environmental	497,999.48	24,874	522,873.56	481,778	41,095.25 92.1%
22A	Plumbing Demolition - E.B. Katz Inc	283,866.00	2,174	286,040.25	275,791	10,249.28 96.4%
26A	Electrical Demolition - Lakeland Electric	154,934.00	2,717	157,651.08	152,266	5,385.44 96.6%
Subtotal		936,799.48	29,765	966,565	909,835	56,730 94.1%
GMP 3						
Subcontract Breakdown						
02C	Building Demolition - Precision Environmental	1,393,595.00	-	1,393,595.00	1,273,910	119,684.53 91.4%
22B	Underground Plumbing - SPP Mechanical	425,040.00	-	425,040.00	403,026	22,014.08 94.8%
23A	HVAC Equipment - Gardiner	1,821,411.25	-	1,821,411.25	-	1,821,411.25 0.0%
26B	Electrical Equipment- Lakeland Electric	496,927.60	-	496,927.60	113,732	383,195.36 22.9%
Subtotal		4,136,973.85	-	4,136,974	1,790,669	2,346,305 43.3%
GMP 5						
Subcontract Breakdown						
03A&04A	Concrete & Masonry - MienCorp Masonry	4,555,012.00	-	4,555,012.00	1,970,544	2,584,467.79 43.3%
05A	Steel - Livi Steel	1,688,224.59	-	1,688,224.59	85,569	1,602,656.00 5.1%
06A	Carpentry & Specialties - RFC	2,420,369.00	-	2,420,369.00	209,064	2,211,305.10 8.6%
07A	Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	(428,500)	3,844,870.01	124,842	3,720,027.57 3.2%
08A	Glass & Glazing - Environmental Glass	1,795,131.60	-	1,795,131.60	56,573	1,738,558.60 3.2%
09A	Interiors - The Ritenour Group	5,039,455.60	-	5,039,455.60	357,340	4,682,115.94 7.1%
11A	Food Service Equipment - Breckenridge Kitchen	564,362.75	-	564,362.75	15,401	548,962.00 2.7%
12A	Casework - Farnham Equipment	804,780.00	-	804,780.00	-	804,780.00 0.0%
21A	Fire Protection - Fox Fire	769,355.80	-	769,355.80	9,123	760,233.00 1.2%
22C	Plumbing - E.B. Katz	1,509,499.20	-	1,509,499.20	211,252	1,298,246.78 14.0%
23B	HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	-	4,631,557.00	577,768	4,053,788.80 12.5%
26C&28A	Electrical & Technology - Lakeland Electric	6,183,765.70	-	6,183,765.70	542,044	5,641,721.77 8.8%
32A	Final Site Development - Mr. Excavator	3,107,002.40	-	3,107,002.40	-	3,107,002.40 0.0%
Subtotal		37,341,885.64	(428,499.99)	36,913,385.65	4,159,519.90	32,753,865.75 11.3%
PROJECT TOTALS		42,854,494.22	(398,734.58)	42,455,759.64	7,270,488.16	35,185,271.48 17.12%

PROJECT COST REPORT (Continued)

		Thru GCS Payment Application No.		13		
		Report Through		2/15/2024		
DB Contingency Breakdown						
		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
	Original Scheduled Value					
	GMP 1 DB Contingency	23,141.76	-	23,141.76	-	23,141.76 0.0%
	GMP 2 DB Contingency	30,425.52	-	30,425.52	-	30,425.52 0.0%
	GMP 3 DB Contingency	121,335.49	-	121,335.49	-	121,335.49 0.0%
	GMP 5 DB Contingency	1,126,740.44	-	1,126,740.44	-	1,126,740.44 0.0%
Subtotal		1,301,643.21	-	1,301,643.21	-	1,301,643.21 0.0%
DB Contingency Grand Total		1,301,643.21	-	1,301,643.21	-	1,301,643.21 0.0%
Approved Change Orders						
Subtotal						
Pending Change Orders						
	Castle Heating & Air	RCO #025 - Duct Leakage Testng		14,964.98		
Subtotal				14,964.98		
	Exposures					
Subtotal						
DB Contingency Remaining			1,286,678.23			

PROJECT COST REPORT (Continued)

Report Through 2/15/2024

Owner Contingency Breakdown

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 Owner Contingency		26,224.94	-	26,224.94	26,225	0.00	100.0%
GMP 2 Owner Contingency		35,256.28	-	35,256.28	23,803	11,453.66	67.5%
GMP 3 Owner Contingency		140,600.34	-	140,600.34	-	140,600.34	0.0%
GMP 5 Owner Contingency		-	-	0.00	-	0.00	0.0%
Subtotal		202,081.56	-	202,081.56	50,027.56	152,054.00	24.8%
Owner Contingency Grand Total		202,081.56	-	202,081.56	50,027.56	152,054.00	24.76%
Approved Change Orders							
GMP 3	Q2B - Precision Environmental	RCO #001 - Bulletin #1 - Tree Removal & Temporary Protection		25,946.44			
GMP 3	Q2C - Precision Environmental	RCO #005 - Bulletin #2 - Structural Modifications		6,781.07			
GMP 5	Mr. Excavator	RCO #007 - Bulletin #3 - Civil Modifications		2,493.99			
GMP 5	Miencorp	RCO #012 - RFI 052 - Waterproof Stair B Footer		9,104.80			
GMP 5	E.B. Katz	RCO #013 - RFI 029 & RFI 040 - ADA Sinks & Bubbler Replacement		1,792.57			
GMP 5	Miencorp	RCO #021 - ASI #3 - CMU Walls at Dining Room		3,908.69			
Subtotal				50,027.56			
Pending Change Orders							
GMP 5	Lakeland, Castle, E.B. Katz	RCO #008 - Bulletin #4 - Commissioning Modifications		38,723.35			
GMP 5	Castle Heating & Air	RCO #009 - Bulletin #5 - Electrical & Mechanical Changes		(2,250.62)			
GMP 5	Miencorp, Farnham, Mr. Excavator	RCO #010 - Bulletin #6 - Casework, Structural & Civil Changes		43,037.00			
Subtotal				79,509.73			
Exposures							
GMP 5	Miencorp, RFC, Willham, Farnham, E.B	RCO #020 - Bulletin #7 - Science Lab Room	ROM	116,777.61			
GMP 5	Mr. Excavator	RCO #026 - RFI 064 & RFI 066 - Civil Changes		6,390.96			
GMP 5	Ritenour Group	RCO #027 - RFI 084 - Shaft Wall Width Increase & RFI 090 New Wall		28,077.97			
GMP 5	RFC	RCO #028 - RFI 092 - Wheelchair Lift Opening Credit		(1,620.45)			
GMP 5	E.B. Katz	RCO #029 - RFI 086 - Existing Water Main Pipe Relocation		40,097.00			
		RCO #30 - Bulletin #8 - Exterior, Structural, Technology, Electrical, Plumbing & Signage	Out for Pricing				
Subtotal				189,723			
Owner Contingency Remaining		(117,178.82)					

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 13
Report Through 2/15/2024

Allowance Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 1 Allowance Breakdown						
Video Storm & Sanitary Sewers Allowance	28,000.00	-	28,000.00	22,700	5,300.00	81.1%
Unforeseen & Shaft Wall Demo Abatement Allowance	36,000.00	-	36,000.00	21,227	14,773.00	59.0%
Abatement Support Allowance	128,000.00	-	128,000.00	4,891	123,108.67	3.8%
Subtotal	192,000.00	-	192,000.00	48,818.33	143,181.67	25.4%

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 3 Allowance Breakdown						
Light Pole Relocation Allowance	30,000.00	-	30,000.00	6,776	23,223.80	22.6%
Underground Storm Repair Allowance	50,000.00	-	50,000.00	-	50,000.00	0.0%
Security Camera & Monitoring Allowance	17,800.00	-	17,800.00	17,800	0.00	100.0%
Subtotal	97,800.00	-	97,800.00	24,576.20	73,223.80	25.1%

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 5 Allowance Breakdown						
GMP 5 Self Perform Work (Breckenridge)	564,362.75	-	564,362.75	-	564,362.75	0.0%
Grind, Patch, Tooth, Infill Walls & Floors	70,000.00	-	70,000.00	-	70,000.00	0.0%
Winter Protection	150,000.00	-	150,000.00	97,321	52,678.80	64.9%
Site Security Cameras	68,000.00	-	68,000.00	736	67,264.36	1.1%
Site Security Guard	256,000.00	-	256,000.00	-	256,000.00	0.0%
Site Stabilization for Parking & Drives	35,000.00	-	35,000.00	-	35,000.00	0.0%
Metal Deck Repair	15,000.00	-	15,000.00	-	15,000.00	0.0%
Emergency Responder Radio	145,905.00	-	145,905.00	-	145,905.00	0.0%
Hardware Modifications	20,000.00	-	20,000.00	-	20,000.00	0.0%
Additional Building Permit Fees	94,978.00	-	94,978.00	-	94,978.00	0.0%
Adjudication	100,000.00	-	100,000.00	-	100,000.00	0.0%
FF&E	1,469,820.00	428,500	1,898,319.99	-	1,898,319.99	0.0%
Subtotal	2,989,065.75	428,499.99	3,417,565.74	98,056.84	3,319,508.90	2.9%

Allowances Grand Total	3,278,865.75	428,499.99	3,707,365.74	171,451.37	3,535,914.37	4.62%
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Approved Change Orders		
Precision Environmental	RCO #002 - Unforeseen Hazardous Material	21,227.00
GPRS, CPP, Lewis Land, Pro-Vigil	RCO #003 - Sewer Videos, Light Pole Relocation & Security Cameras	36,175.82
Lakeland Electric, E.B Katz	RCO #004 - HVAC & Electrical Abatement Support	4,891.33
Design Builder	RCO #011 - Winter Protection	97,321.20
Pro-Vigil	RCO #006 - OCT, NOV & DEC Security Camera Invoices	11,836.02
Subtotal		171,451

Pending Change Orders		
RFC	RCO #017 - Door Hardware Hinge Width Change	2,807.25
Pro-Vigil	RCO #019 - JAN, FEB & MAR Security Camera Invoices	11,836.02
Willham Roofing	RCO #022 - ACM Panelworkx Substitution Credit	(428,499.99)
E.B. Katz	RCO #024 - Storm Pipe Replacement	18,154.36
Subtotal		32,797.63

Exposures		
Subtotal		-

Allowances Grand Total Remaining	3,503,116.74
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PROJECT COST REPORT (Continued)

Report Through 2/15/2024

LFI Breakdown

		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 LFI	Original Scheduled Value					
	-	-	0.00	-	0.00	0.0%
Subtotal	-	-	-	-	-	0.0%
GMP 2 LFI	Original Scheduled Value					
	-	-	0.00	-	0.00	0.0%
Subtotal	-	-	-	-	-	0.0%
GMP 3 LFI	Original Scheduled Value					
Exterior Brick and Block Demolition	857,000.00	-	857,000.00	840,784.00	16,216.00	0.0%
UV Irradiation System	118,750.00	-	118,750.00	-	118,750.00	0.0%
Security Cameras	17,800.00	-	17,800.00	17,800	0.00	0.0%
Power Lines and Poles for the Security Cameras	21,800.00	-	21,800.00	-	21,800.00	0.0%
Subtotal	1,015,350.00	-	1,015,350.00	858,584.00	156,766.00	84.6%
GMP 5 LFI	Original Scheduled Value					
Security Cameras	68,000.00	-	68,000.00	5,136	62,863.98	0.0%
Security Guard	256,000.00	-	256,000.00	-	256,000.00	0.0%
Exterior Masonry Walls	2,526,166.36	-	2,526,166.36	993,544	1,532,622.00	0.0%
Alt. 1 - Security Glazing	182,586.60	-	182,586.60	-	182,586.60	0.0%
Subtotal	3,032,752.96	-	3,032,752.96	998,680.38	2,034,072.58	32.9%
LFI Grand Total	4,048,102.96	-	4,048,102.96	1,857,264.38	2,190,838.58	45.88%

ANALYSIS OF DBE PARTICIPATION

Committed Values as of

2/15/2024

** Does not include change orders**

Primary Subcontractor	Original Subcontracted Value	DBE Committed %	DBE Committed Value	DBE Value To Date	DBE %
02A - Precision Environmental	\$ 438,835.25	5%	\$ 21,795.00	\$ 21,795.00	100%
02B - Precision Environmental	\$ 497,999.48	5%	\$ 24,903.40	\$ 24,903.40	100%
02C - Precision Environmental	\$ 1,393,595.00	5%	\$ 68,500.00	\$ 67,815.00	99%
03A/04A - Miencorp Masonry	\$ 4,555,012.00	3%	\$ 123,000.00	\$ 123,000.00	100%
05A - Livi Steel	\$ 1,688,224.59	0%	\$ -	\$ -	0%
06A - RFC Contracting	\$ 2,420,369.00	0%	\$ -	\$ -	0%
07A - Willham Roofing	\$ 4,273,370.00	16%	\$ 716,000.00	\$ 22,531.02	3%
08A - Environmental Glass	\$ 1,795,131.60	25%	\$ 448,782.90	\$ -	0%
09A - The Ritenour Group	\$ 5,039,455.60	15%	\$ 755,918.34	\$ -	0%
11A - Breckenridge Kitchen	\$ 564,362.75	0%	\$ -	\$ -	0%
12A - Farnham Equipment	\$ 804,780.00	0%	\$ -	\$ -	0%
21A - Fox Fire	\$ 769,355.80	0%	\$ -	\$ -	0%
22A - E.B. Katz	\$ 283,866.00	0%	\$ -	\$ -	0%
22B - SPP Mechanical	\$ 425,040.00	0%	\$ -	\$ -	0%
22C - E.B. Katz	\$ 1,509,499.20	0%	\$ -	\$ -	0%
23A - Gardiner	\$ 1,821,411.25	0%	\$ -	\$ -	0%
23B - Castle Heating & Air	\$ 4,631,557.00	30%	\$ 1,389,467.10	\$ -	0%
26A - Lakeland Electric	\$ 154,934.00	100%	\$ 154,934.00	\$ 153,814.85	99%
26B - Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 113,732.24	23%
26C/28A - Lakeland Electric	\$ 6,183,765.70	15%	\$ 927,564.86	\$ 542,043.93	58%
32A - Mr. Excavator	\$ 3,107,002.40	0%	\$ -	\$ -	0%
Totals	\$ 42,854,494.22	12%	\$ 5,127,793.20	\$ 1,069,635.44	21%

CONSTRUCTION TRADES COMMITMENT

Tracking through: February 15, 2024

Company	CMSD Grad Hrs Pledged	CMSD Grad Hrs to Date
02A - Precision Environmental	-	55
02B - Precision Environmental	775	-
02C - Precision Environmental	-	173
03A/04A - Miencorp Masonry	-	-
05A - Livi Steel	-	-
06A - RFC Contracting	-	-
07A - Willham Roofing	-	-
08A - Environmental Glass	660	-
09A - The Ritenour Group	2,000	64
11A - Breckenridge Kitchen	-	-
12A - Farnham Equipment	-	-
21A - Fox Fire	504	-
22A - E.B. Katz	-	-
22B - SPP Mechanical	-	-
22C - E.B. Katz	-	-
23A - Gardiner	-	-
23B - Castle Heating & Air	600	119
26A - Lakeland Electric	-	-
26B - Lakeland Electric	-	66
26C/28A - Lakeland Electric	-	-
32A - Mr. Excavator	-	-
Totals	4,539	476

Hours Required to Meet Program	16,821
Grad Hours to Date	476
Grad Hours Remaining	16,345

WORKFORCE PARTICIPATION TRACKING LOG

02A - Precision Environmental 4805.50 Total Hours					
Male	3708.50	77%	White or Caucasian	1052.00	22%
Female	1097.00	23%	Black or African American	47.50	1%
Resident	472.00	10%	Hispanic or Latino	3682.00	77%
Graduate	54.50	1%	Other	24.00	0.5%

02B - Precision Environmental 4451.00 Total Hours					
Male	4145.00	93%	White or Caucasian	3456.00	78%
Female	306.00	7%	Black or African American	154.00	3%
Resident	256.00	6%	Hispanic or Latino	841.00	19%
Graduate	0.00	0%	Other	0.00	0%

02C - Precision Environmental 4309.50 Total Hours					
Male	4197.50	97%	White or Caucasian	3003.00	70%
Female	112.00	3%	Black or African American	602.50	14%
Resident	550.00	13%	Hispanic or Latino	704.00	16%
Graduate	173.00	4%	Other	0.00	0%

03A/04A - Mlencorp Masonry 6839.85 Total Hours					
Male	6839.85	100%	White or Caucasian	6106.85	89%
Female	190.50	3%	Black or African American	733.00	11%
Resident	990.50	14%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

05A - Livi Steel 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

06A - RFC Contracting 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

07A - Willham Roofing 355.50 Total Hours					
Male	355.50	100%	White or Caucasian	298.50	84%
Female	0.00	0%	Black or African American	57.00	16%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

08A - Environmental Glass 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

09A - The Ritenour Group 786.50 Total Hours					
Male	786.50	100%	White or Caucasian	779.50	99%
Female	0.00	0%	Black or African American	7.00	1%
Resident	63.50	8%	Hispanic or Latino	0.00	0%
Graduate	63.50	8%	Other	0.00	0%

11A - Breckenridge Kitchen 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

12A - Farnham Equipment 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

21A - Fox Fire 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

22A - E.B. Katz 445.50 Total Hours					
Male	445.50	100%	White or Caucasian	393.50	88%
Female	0.00	0%	Black or African American	52.00	12%
Resident	52.00	12%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

22B - SPP Mechanical 662.50 Total Hours					
Male	662.50	100%	White or Caucasian	642.50	97%
Female	0.00	0%	Black or African American	0.00	0%
Resident	230.00	35%	Hispanic or Latino	20.00	3%
Graduate	0.00	0%	Other	0.00	0%

22C - E.B. Katz 1547.50 Total Hours					
Male	1547.50	100%	White or Caucasian	1547.50	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	176.00	11%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

23A - Gardiner 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

23B - Castle Heating & Air 1401.00 Total Hours					
Male	1401.00	100%	White or Caucasian	985.00	70%
Female	0.00	0%	Black or African American	119.00	8%
Resident	0.00	0%	Hispanic or Latino	297.00	21%
Graduate	119.00	8%	Other	0.00	0%

26A - Lakeland Electric 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

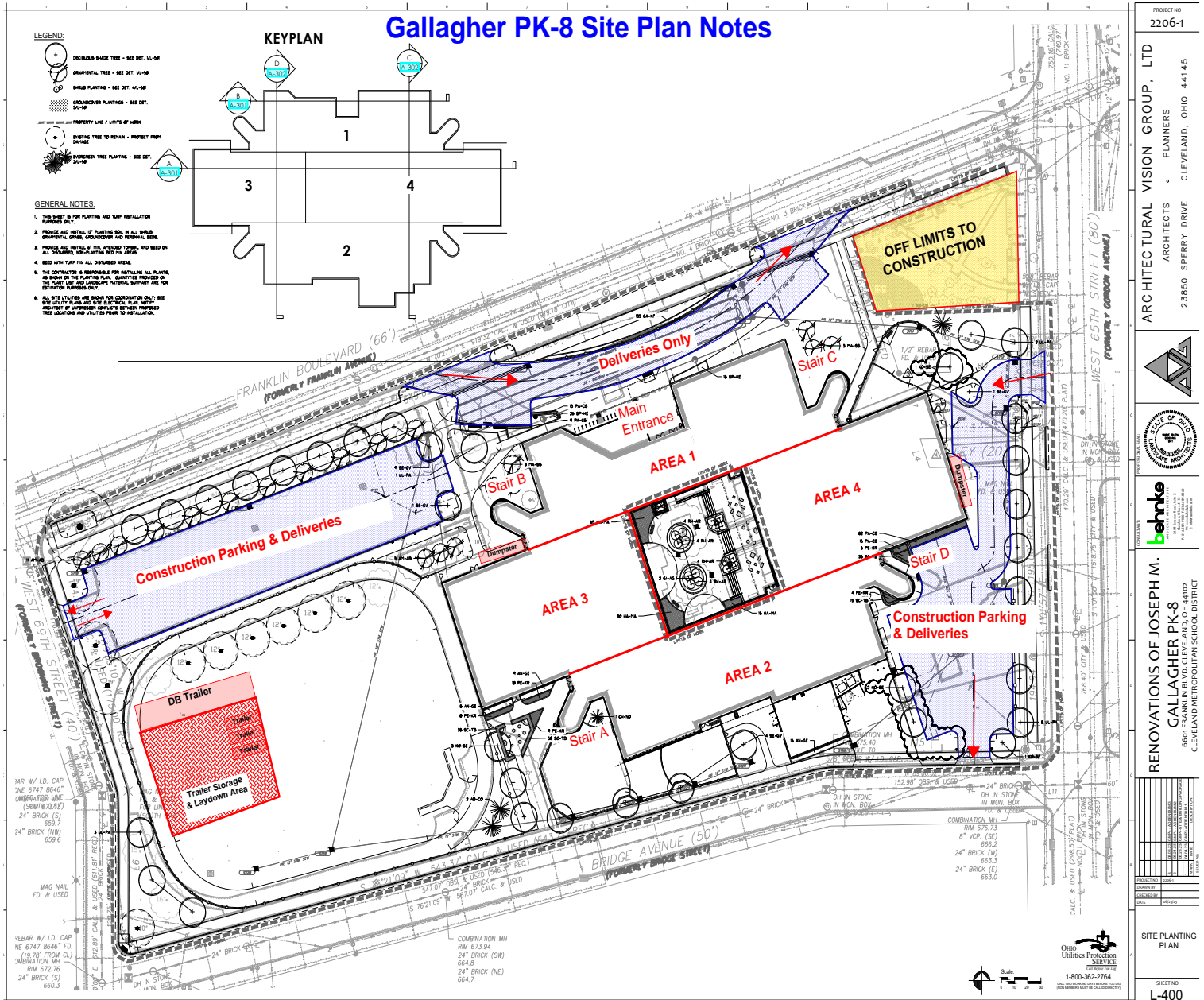
26B - Lakeland Electric 470.50 Total Hours					
Male	470.50	100%	White or Caucasian	470.50	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	66.00	0%	Hispanic or Latino	0.00	0%
Graduate	66.00	0%	Other	0.00	0%

26C/28A - Lakeland Electric 663.00 Total Hours					
Male	663.00	100%	White or Caucasian	663.00	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

32A - Mr. Excavator 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

Gallagher Project 26737.85 Total Hours					
Male	25222.85	94%	White or Caucasian	19397.85	73%
Female	1705.50	6%	Black or African American	1772.00	7%
Resident	2856.00	11%	Hispanic or Latino	5544.00	21%
Graduate	476.00	2%	Other	24.00	0%

BUILDING BREAKOUT

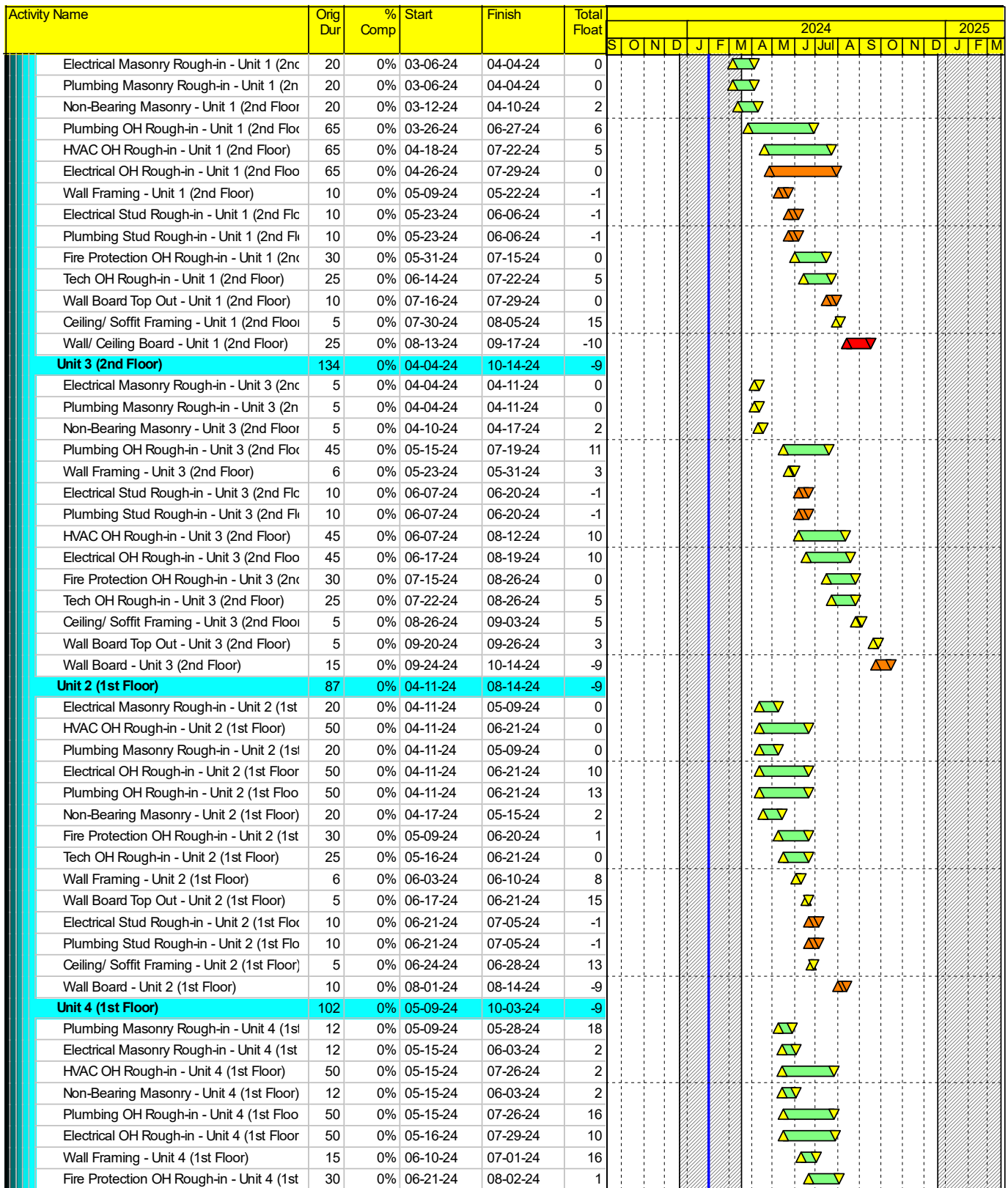


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CMSD8 GC0 Gallagher Portrait
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Data Date 01-31-24
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Cleveland Metropolitan School District
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Cleveland Metropolitan School District
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	Ceiling Pads - Unit 4 (2nd Floor)	15	0%	09-25-24	10-15-24	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

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	Painting/ Wall Finishes - Unit 4 (1st Floor	15	0%	09-25-24	10-15-24	10																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

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Activity Name	Orig Dur	% Comp	Start	Finish	Total Float																								
						2024														2025									
						S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M					
Courtyard Demo/ Clearing	10	0%	05-02-24*	05-17-24	27																								
Site Demo/ Clearing	20	0%	05-10-24	06-11-24	27																								
Courtyard Rough Grading	5	0%	05-20-24	05-24-24	32																								
Site Rough Grading	10	0%	06-04-24	06-20-24	27																								
Site Rough-in	42	0%	06-21-24	08-29-24	63																								
Site Storm Sewers - West	12	0%	06-21-24	07-09-24	27																								
Site Storm Sewers - East	10	0%	07-11-24	07-26-24	27																								
Site Electrical/ Tech Feeder Rough-in	10	0%	07-29-24	08-12-24	27																								
Site Storm Outlet/ Retention	10	0%	08-05-24	08-20-24	63																								
Pull Site Feeder Wire	2	0%	08-13-24	08-15-24	27																								
Electrical Utility Transform/ Connection	2	0%	08-16-24	08-19-24	27																								
Pull Site Tech Cable	2	0%	08-20-24	08-22-24	27																								
Site Sanitary Sewers	5	0%	08-22-24	08-29-24	63																								
Site Finishes	106	0%	05-28-24	11-25-24	34																								
Courtyard Finishes	30	0%	05-28-24	07-15-24	50																								
Site Finishes	45	0%	09-06-24	11-25-24	34																								
Post Construction	55	0%	01-13-25	03-31-25	0																								
Systems Start-up/ Commissioning	40	0%	01-13-25	03-10-25	-8																								
Building Systems Start-up	20	0%	01-13-25	02-10-25	-8																								
Building Commissioning	20	0%	02-11-25	03-10-25	-8																								
Floor Waxing/ Owner Prep	50	0%	01-14-25	03-25-25	-9																								
Initial Owner Floor Waxing/ Bldg Prep	30	0%	01-14-25	02-25-25	-14																								
Final Owner Floor Waxing/ Bldg Prep	20	0%	02-26-25	03-25-25	-9																								
Furnishings	30	0%	01-17-25	02-28-25	-14																								
Furnishings	30	0%	01-17-25	02-28-25	-14																								
Punch Lists/ Final Inspections	25	0%	02-24-25	03-28-25	-12																								
Final Occupancy Inspections	5	0%	02-24-25	02-28-25	-14																								
Punch List	20	0%	03-03-25	03-28-25	-12																								
Final Cleaning	12	0%	03-13-25	03-28-25	-12																								
Owner Move-in	20	0%	03-04-25	03-31-25	0																								
Owner Training	10	0%	03-04-25	03-17-25	0																								
Owner Move-in	10	0%	03-18-25	03-31-25	0																								

CMS8-GA-UP4-2:Joseph
Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 02-06-24
Data Date 01-31-24
10 of 10

Cleveland Metropolitan School District
Joseph Gallegher Renovations
Revised Updated Construction Schedule
(02-06-24)



#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
102	Gymnasium Deck Support Angle Size	Open	Livi Steel Inc.	Livi, Donald (Livi Steel Inc.)	Lochner, Ken (Arc... Pollner, John (Os...	02/14/2024	Alesi Osorio	02/21/2024		Lochner, Ken (Arc... Pollner, John (Os...				
101	BFA Clarification	Open	Livi Steel Inc.	M, Gail (Livi Steel Inc.)	Lochner, Ken (Arc... Pollner, John (Os...	02/14/2024	Alesi Osorio	02/21/2024		Lochner, Ken (Arc... Pollner, John (Os...		Yes (Unknown)		
099	Site Grading Clarifications	Open	Mr. Excavator, Inc	Koppelman, Graham (Mr. Excavator, Inc)	Lochner, Ken (Arc... Steingass, Andrew...	02/12/2024	Alesi Osorio	02/19/2024		Lochner, Ken (Arc... Steingass, Andrew...	site work	TBD	32-32.0000 - Site Development	TBD
098	Dishwasher Exhaust Material	Open	Castle Heating an...	Stephens, Mike (Castle Heating and Air, Inc.)	Lochner, Ken (Arc... Sullivan, Erin (O... James, Amy (Osbor...	02/01/2024	Alesi Osorio	02/08/2024		Lochner, Ken (Arc... Sullivan, Erin (O... James, Amy (Osbor...	all floors	No		TBD
097	Acoustical Ceiling Baffle & Cloud Colors	Open	The Rineour Group	Exl, Brian (The Rineour Group)	Lochner, Ken (Arc... Schlotter, Kately... Shaughnessy, Erin...	01/30/2024	Alesi Osorio	02/06/2024		Lochner, Ken (Arc... Schlotter, Kately... Shaughnessy, Erin...				
096	Finish Schedule Discrepancies	Open	The Rineour Group	Exl, Brian (The Rineour Group)	Abbas, Murtaza (A... Lochner, Ken (Arc...	01/29/2024	Alesi Osorio	02/05/2024		Abbas, Murtaza (A... Lochner, Ken (Arc...				Yes (Unknown)
095	Paxton 10 Access Control & Lockdown Protocols	Open	Lakeland Electric...	Randolph, Chuck (Lakeland Electric, Inc.)	Rini, Tim (Greens... Cihon, Russ (Osbo... Abbas, Murtaza (A... Lochner, Ken (Arc...	01/29/2024	Alesi Osorio	02/05/2024		Rini, Tim (Greens... Cihon, Russ (Osbo... Abbas, Murtaza (A... Lochner, Ken (Arc...		TBD		TBD
085	Underground Fire - Cleveland Fire Department Response	Open	Mr. Excavator, Inc	Koppelman, Graham (Mr. Excavator, Inc)	Rini, Tim (Greens... Lochner, Ken (Arc... Weiss, Thomas (Le...	01/17/2024	Alesi Osorio	01/24/2024		Osorio, Alesi (Gr...	site work	TBD	31-31.0000 - Excavation	TBD
065	Low-E Windows Artificial Turf Conflict	Open	Mr. Excavator, Inc	Carlson, Sarah (Mr. Excavator, Inc)	Carlson, Sarah (M... Lochner, Ken (Arc... Steingass, Andrew...	12/14/2023	Alesi Osorio	01/19/2024		Carlson, Sarah (M... Lochner, Ken (Arc... Steingass, Andrew...	site work	TBD		TBD

PROGRESS PHOTOS





