



JOSEPH M. GALLAGHER PROJECT STATUS REPORT MARCH 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 and interior work has continued through the winter.
- Masonry work is continuing on the first floor interior walls and the exterior brickwork on the gymnasium.
- Structural Steel is being installed on the exterior courtyard walls. The existing tectum roof on the gym has been removed, and the installation of the metal decking will be installed over the next few weeks.
- Carpentry roof blocking is continuing. Wood blocking on the interior metal stud walls is ready to start.
- Roofing tear off and temporary roof installation is continuing in all areas. The temporary roof should be in place by the end of this month. The new finished roofing system installation will follow.
- Windows and curtainwall materials are on site. Installation will follow the stud framing and blocking.
- Metal stud interior walls are continuing on the 2nd floor. Exterior stud framing is continuing as areas become available, the courtyard framing has started on the west elevation.
- Kitchen and casework submittals have been approved and the material has been released for production.
- Fire Protection installation and testing is continuing on the third floor. The second floor will be ready as soon as the third floor is complete.
- The plumber continuing to install storm and sanitary piping on the second floor. They will move down to the first floor.
- The HVAC contractor continues installing ductwork and mechanical piping and VAV's on the second and third floor.

- The electrician is continuing the installing of the 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 March 8, 2024 is attached. The schedule indicates that the project is 14 days behind schedule due to the steel erection. The steel contractor has committed to increasing manpower and 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. 14						
Report Through 3/14/2024						
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	14,965	8,177	64.7%
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	502,527	204,889	71.0%
GMP 1 - GRAND TOTAL	874,674.76	24,874.08	899,548.84	692,738.79	206,810.05	77.01%
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	1,815,543	2,321,431	43.9%
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	1,970,290	2,538,962	43.7%
GMP 3 - GRAND TOTAL	4,686,678.06	0.00	4,686,678.06	2,121,102.16	2,565,575.90	45.26%
GCS GMP 5 - PROJECT COSTS						
Soft Costs						
GMP 5 - DB Stage Personnel Costs	590,786	-	590,786	177,236	413,550	30.0%
GMP 5 - DB General Conditions Cost	615,005	-	615,005	430,504	184,502	70.0%
Subtotal	1,205,791	-	1,205,791	607,739	598,052	50.4%
Hard Costs						
GMP 5 - DB Design Services Fee	673,586	-	673,586	202,076	471,510	30.0%
GMP 5 - DB Construction Stage Fee	748,522	-	748,522	224,557	523,966	30.0%
GMP 5 - Subcontract Totals	37,341,886	(416,024)	36,925,861	7,211,352	29,714,509	19.5%
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	12,476	42,327,913	7,736,041	34,591,872	18.3%
GMP 5 - GRAND TOTAL	43,521,228.36	12,475.64	43,533,704.00	8,343,780.53	35,189,923.47	19.17%
PROJECT TOTALS	52,346,769.08	67,115.13	52,413,884.21	14,052,679.64	38,361,204.57	26.81%
PROJECT EXPOSURES						
DB Contingency Exposures			Owner Contingency Exposures			
Original Amount	1,301,643			Original Amount	202,082	
Approved Change Orders	14,965			Approved Change Orders	168,953	
Pending Change Orders	98,613			Pending Change Orders	141,117	
Exposures	-			Exposures	278,408	
Balance Remaining	1,188,065			Balance Remaining	(386,397)	

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 14
Report Through 3/14/2024

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	138,606	358,321.45	27.9%
Subtotal		4,136,973.85	-	4,136,974	1,815,543	2,321,431	43.9%
GMP 5							
	Subcontract Breakdown						
	03A&04A Concrete & Masonry - Miencorp Masonry	4,555,012.00	12,476	4,567,487.64	2,364,140	2,203,347.19	51.8%
	05A Steel - Livi Steel	1,688,224.59	-	1,688,224.59	614,953	1,073,271.92	36.4%
	06A Carpentry & Specialties - RFC	2,420,369.00	-	2,420,369.00	275,988	2,144,380.77	11.4%
	07A Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	(428,500)	3,844,870.01	216,587	3,628,282.65	5.6%
	08A Glass & Glazing - Environmental Glass	1,795,131.60	-	1,795,131.60	710,753	1,084,378.80	39.6%
	09A Interiors - The Ritenour Group	5,039,455.60	-	5,039,455.60	491,035	4,548,421.02	9.7%
	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	82,034	687,322.00	10.7%
	22C Plumbing - E.B. Katz	1,509,499.20	-	1,509,499.20	292,654	1,216,845.67	19.4%
	23B HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	-	4,631,557.00	1,151,545	3,480,011.60	24.9%
	26C&28A Electrical & Technology - Lakeland Electric	6,183,765.70	-	6,183,765.70	996,262	5,187,503.37	16.1%
	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	(416,024.35)	36,925,861.29	7,211,351.90	29,714,509.39	19.5%
PROJECT TOTALS		42,854,494.22	(386,258.94)	42,468,235.28	10,347,194.07	32,121,041.21	24.36%

PROJECT COST REPORT (Continued)

DB Contingency Breakdown		Report Through 3/14/2024				
	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 DB Contingency	23,141.76	-	23,141.76	14,965	8,176.78	64.7%
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	14,964.98	1,286,678.23	1.1%
DB Contingency Grand Total		1,301,643.21	-	1,301,643.21	14,964.98	1.1%
Approved Change Orders						
Castle Heating & Air	RCO #025 - Duct Leakage Testng		14,964.98			
Subtotal			14,964.98			
Pending Change Orders						
Livi Steel	RCO #031 - Bulletin #9 - Stairs, Skylight & Mics Steel Structural Changes	Reviewing	98,612.95			
Subtotal			98,612.95			
Exposures						
Subtotal			-			
DB Contingency Remaining			1,188,065.28			

PROJECT COST REPORT (Continued)

Report Through 3/14/2024

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	02B - Precision Environmental	RCO #001 - Bulletin #1 - Tree Removal & Temporary Protection
GMP 3	02C - Precision Environmental	RCO #005 - Bulletin #2 - Structural Modifications
GMP 5	Mr. Excavator	RCO #007 - Bulletin #3 - Civil Modifications
GMP 5	Lakeland, Castle	RCO #008 - Bulletin #4 & Bulletin 5 - Modifications
GMP 5	Miencorp, Farnham, Mr. Excavator	RCO #010 - Bulletin #6 - Casework, Structural & Civil Changes
GMP 5	Miencorp	RCO #012 - RFI 052 - Waterproof Stair B Footer
GMP 5	E.B. Katz	RCO #013 - RFI 029 & RFI 040 - ADA Sinks & Bubbler Replacement
GMP 5	Miencorp	RCO #021 - ASI #3 - CMU Walls at Dining Room
GMP 5	Ritenour Group	RCO #027 - RFI 084 - Shaft Wall Width Increase & RFI 090 New Wall
GMP 5	RFC	RCO #028 - RFI 092 - Wheelchair Lift Opening Credit & Bulletin 7
Subtotal		168,953.26

Pending Change Orders		
GMP 5	E.B. Katz	RCO #009 - Bulletin #7 & Bulletin 4 - Add Water, Gas, Sanitary Lines & Plumbing Credit
GMP 5	Miencorp, RFC, Willham, Farnham, Castle, Lakeland	RCO #020 - Bulletin #7 - Science Lab Room Changes
GMP 5	E.B. Katz	RCO #029 - RFI 086 - Existing Water Main Pipe Relocation
Subtotal		141,117.23

Exposures		
GMP 5	Livi Steel	RCO #016 - Bulletin #7 - Steel Framing & Deck Infill
GMP 5	Mr. Excavator	RCO #026 - RFI 064 & RFI 066 - Civil Changes
GMP 5	E.B. Katz, Lakeland	RCO #030 - Bulletin #8 - Technology, Electrical & Plumbing
Subtotal		278,408

Owner Contingency Remaining		
		(386,396.75)

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 14
Report Through 3/14/2024

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%
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%
GCS GMP 5	Allowance Breakdown						
	GMP 5 Self Perform Work (Breckenridge Distributed)	0.00	-	0.00	-	0.00	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		2,424,703.00	428,499.99	2,853,202.99	98,056.84	2,755,146.15	3.4%
Allowances Grand Total		2,714,503.00	428,499.99	3,143,002.99	171,451.37	2,971,551.62	5.46%
	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		
	Pro-Vigil			RCO #006 - OCT, NOV & DEC Security Camera Invoices	11,836.02		
	Design Builder			RCO #011 - Winter Protection	97,321.20		
	Willham Roofing			RCO #022 - ACM Panelworkx Substitution Credit		(428,499.99)	
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		
	E.B. Katz, Miencorp			RCO #024 - Storm Pipe Replacement & CMU Repairs	18,600.00		
Subtotal					33,243.27		
	Exposures						
	AVG			RCO #023 - GMP 5 Additional Building Permit Fees	25,683.74		
Subtotal					25,683.74		
Allowances Grand Total Remaining					2,912,624.61		

PROJECT COST REPORT (Continued)

Report Through 3/14/2024

LFI Breakdown

		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 1 LFI		-	0.00	-	0.00	0.0%
Subtotal		-	-	-	-	0.0%
		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 2 LFI		-	0.00	-	0.00	0.0%
Subtotal		-	-	-	-	0.0%
		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 3 LFI	Exterior Brick and Block Demolition	-	857,000.00	840,784.00	16,216.00	98.1%
	UV Irradiation System	-	118,750.00	-	118,750.00	0.0%
	Security Cameras	-	17,800.00	17,800	0.00	100.0%
	Power Lines and Poles for the Security Cameras	-	21,800.00	-	21,800.00	0.0%
	Subtotal	-	1,015,350.00	858,584.00	156,766.00	84.6%
		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 5 LFI	Security Cameras	-	68,000.00	5,136	62,863.98	7.6%
	Security Guard	-	256,000.00	-	256,000.00	0.0%
	Exterior Masonry Walls	-	2,526,166.36	1,381,794	1,144,372.00	54.7%
	Alt. 1 - Security Glazing	-	182,586.60	-	182,586.60	0.0%
	Subtotal	-	3,032,752.96	1,386,930.38	1,645,822.58	45.7%
LFI Grand Total		-	4,048,102.96	2,245,514.38	1,802,588.58	55.47%

ANALYSIS OF DBE PARTICIPATION

Committed Values as of

3/14/2024

** 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	\$ 37,825.80	5%
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	6%	\$ 262,291.00	\$ 27,931.19	11%
26A - Lakeland Electric	\$ 154,934.00	100%	\$ 154,934.00	\$ 153,814.85	99%
26B - Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 138,606.15	28%
26C/28A - Lakeland Electric	\$ 6,183,765.70	15%	\$ 927,564.86	\$ 927,564.86	100%
32A - Mr. Excavator	\$ 3,107,002.40	0%	\$ -	\$ -	0%
Totals	\$ 42,854,494.22	9%	\$ 4,000,617.10	\$ 1,523,256.25	38%

CONSTRUCTION TRADES COMMITMENT

Tracking through: March 14, 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	231
26A - Lakeland Electric	-	-
26B - Lakeland Electric	100	66
26C/28A - Lakeland Electric	-	-
32A - Mr. Excavator	-	-
Totals	4,639	588

Hours Required to Meet Program	16,821
Grad Hours to Date	588
Grad Hours Remaining	16,233

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 - Miencorp Masonry 12481.98 Total Hours					
Male	12053.98	97%	White or Caucasian	11047.85	89%
Female	736.50	6%	Black or African American	1434.13	11%
Resident	1669.50	13%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

05A - Livi Steel 450.00 Total Hours					
Male	142.00	32%	White or Caucasian	142.00	32%
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 111.00 Total Hours					
Male	111.00	100%	White or Caucasian	111.00	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	24.00	22%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

07A - Willham Roofing 1476.00 Total Hours					
Male	1476.00	100%	White or Caucasian	1318.00	89%
Female	0.00	0%	Black or African American	158.00	11%
Resident	141.00	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 1909.00 Total Hours					
Male	1909.00	100%	White or Caucasian	1894.00	99%
Female	0.00	0%	Black or African American	15.00	0.8%
Resident	63.50	3%	Hispanic or Latino	0.00	0%
Graduate	63.50	3%	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 224.00 Total Hours					
Male	224.00	100%	White or Caucasian	8.00	4%
Female	0.00	0%	Black or African American	216.00	96%
Resident	104.00	46%	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 2254.50 Total Hours					
Male	2254.50	100%	White or Caucasian	2254.50	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	588.00	26%	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 2094.00 Total Hours					
Male	2094.00	100%	White or Caucasian	1310.00	63%
Female	0.00	0%	Black or African American	287.00	14%
Resident	112.00	5%	Hispanic or Latino	497.00	24%
Graduate	231.00	11%	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%

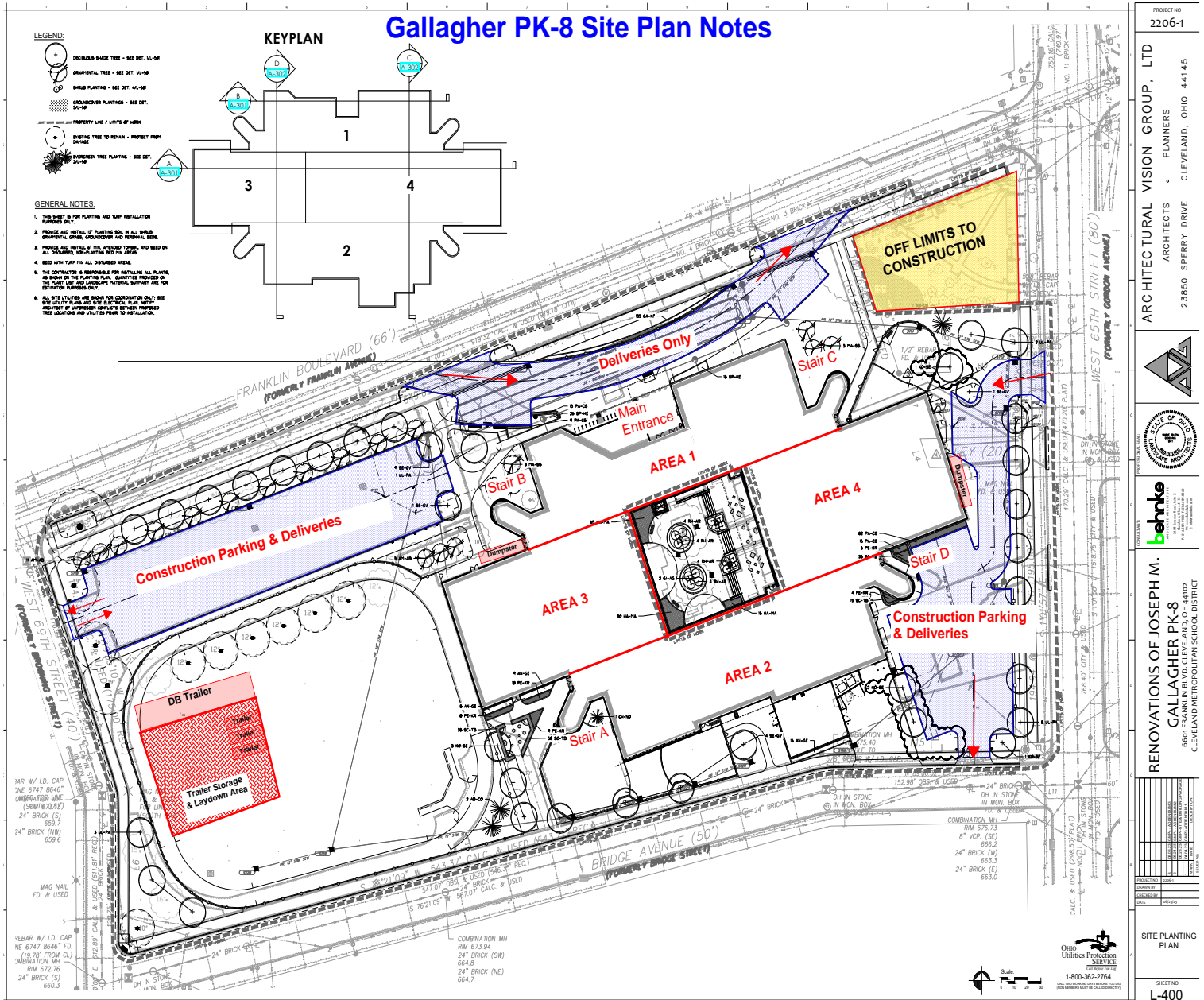
26B - Lakeland Electric 470.50 Total Hours					
Male	470.50	100%	White or Caucasian	470.50	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	66.00	0%	Hispanic or Latino	0.00	0%
Graduate	66.00	0%	Other	0.00	0%

26C/28A - Lakeland Electric 2319.50 Total Hours					
Male	2319.50	100%	White or Caucasian	2279.50	98%
Female	0.00	0%	Black or African American	40.00	2%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

32A - Mr. Excavator 8.00 Total Hours					
Male	8.00	100%	White or Caucasian	8.00	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%

Gallagher Project 38472.48 Total Hours					
Male	36221.48	94%	White or Caucasian	29390.35	76%
Female	2251.50	6%	Black or African American	3006.13	8%
Resident	4328.00	11%	Hispanic or Latino	5744.00	15%
Graduate	588.00	2%	Other	24.00	0%

BUILDING BREAKOUT



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		
Joseph Gallagher Renovations	394	30.71%	09-14-23 A	03-31-25	21																					
GMP5 - Construction	394	30.71%	09-14-23 A	03-31-25	21																					
Milestones	564	55.5%	09-14-23 A	03-31-25	0																					
GMP5 Notice to Proceed	0	100%		09-14-23 A																						
Site Mobilization	0	100%		09-18-23 A																						
Full Temp Enclosure/ Dry-in	0	0%		07-23-24	-12																					
HVAC Operational for Finishes	0	0%		07-23-24	-12																					
Full Permanent Enclosure	0	0%		08-27-24	42																					
Shell Substantial Completion	0	0%		10-14-24*	46																					
Furnishings Completion	0	0%		02-24-25*	-14																					
Substantial Complete	0	0%		02-24-25*	-14																					
Construction Final Completion	0	0%		03-26-25*	-14																					
Owner Occupancy	0	0%		03-31-25	0																					
Site Mobilization	23	100%	09-19-23 A	10-16-23 A																						
Establish Temp Facilities	10	100%	09-19-23 A	10-02-23 A																						
GMP5 Initial Mobilization	3	100%	10-02-23 A	10-02-23 A																						
Establish Access/ Staging	10	100%	10-09-23 A	10-16-23 A																						
Project Coordination	118	51.69%	09-18-23 A	05-24-24	91																					
Site Sewer Connection Coordination	30	100%	09-18-23 A	10-23-23 A																						
Exterior Renovation Coordination	45	100%	09-19-23 A	12-27-23 A																						
Interior Renovation Coordination	90	90%	09-19-23 A	03-18-24	12																					
Site Electrical Utility Connection Coordinati	60	5%	09-19-23 A	05-24-24	91																					
Material Procurement	175	100%	09-15-23 A	03-06-24	105																					
Foundations	30	100%	09-15-23 A	10-26-23 A																						
Prepare Foundation Submittals	10	100%	09-15-23 A	09-28-23 A																						
Foundation Submittals Review	10	100%	09-29-23 A	10-12-23 A																						
Foundation Materials Procurement	10	100%	10-13-23 A	10-26-23 A																						
Site Sewer Structures	98	100%	09-19-23 A	03-06-24	105																					
Prepare Site Sewer Submittals	10	100%	09-19-23 A	11-02-23 A																						
Site Sewer Submittals Review	10	100%	11-03-23 A	11-16-23 A																						
Site Sewer Material Procurement	30	100%	11-17-23 A	03-06-24	105																					
Structural Steel	175	100%	09-15-23 A	02-22-24 A																						
Prepare Structural Steel Submittals	30	100%	09-15-23 A	01-05-24 A																						
Structural Steel Submittals Review	30	100%	11-07-23 A	02-22-24 A																						
Structural Steel Materials Procurement	120	100%	11-21-23 A	02-22-24 A																						
Masonry	100	100%	09-15-23 A	12-29-23 A																						
Prepare Masonry Submittals	10	100%	09-15-23 A	09-28-23 A																						
Masonry Submittals Review	10	100%	09-29-23 A	10-12-23 A																						
Veneer Brick Procurement	80	100%	10-13-23 A	12-29-23 A																						
CMU Procurement	10	100%	10-13-23 A	10-26-23 A																						
Exterior Framing/ Sheathing	68	100%	10-06-23 A	01-31-24 A																						
Prepare Exterior Framing/ Sheathing Sub	20	100%	10-06-23 A	12-06-23 A																						
Exterior Framing/ Sheathing Submittals R	10	100%	12-07-23 A	12-20-23 A																						
Exterior Sheathing Procurement	15	100%	12-21-23 A	01-31-24 A																						
Exterior Framing Procurement	15	100%	12-21-23 A	01-31-24 A																						
Glass/ Glazing	146	100%	10-06-23 A	03-01-24 A																						
Prepare Window/ Storefront/ Curtain Wall	20	100%	10-06-23 A	12-26-23 A																						
Window/ Storefront/ Curtain Wall Submitt	10	100%	12-27-23 A	01-10-24 A																						
Window/ Storefront/ Curtain Wall Procure	80	100%	01-11-24 A	03-01-24 A																						
Exterior Renovation	208	37.5%	10-02-23 A	10-14-24	27																					
Below Grade Structure	53	100%	10-02-23 A	11-22-23 A																						
Masonry to Grade	53	100%	10-02-23 A	10-16-23 A																						
Masonry to Grade - Unit 3	3	100%	10-02-23 A	10-06-23 A																						

CMS8-GA-UP5-1:Joseph
Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 03-08-24
Data Date 03-06-24
1 of 10

Cleveland Metropolitan School District
Joseph Gallagher Renovations
Updated Construction Schedule
(03-08-24)



Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024																	2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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CMS8-GA-UP5-1:Joseph
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CMSD8 GC0 Gallagher Portrait
Run Date 03-08-24
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Cleveland Metropolitan School District
Joseph Gallegher Renovations
Updated Construction Schedule
(03-08-24)



Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024																		2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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CMS8-GA-UP5-1:Joseph
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 CMSD8 GC0 Gallagher Portrait
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Data Date 03-06-24
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Cleveland Metropolitan School District
Joseph Gallagher Renovations
Updated Construction Schedule
(03-08-24)



Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024																		2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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CMSD8 GC0 Gallagher Portrait
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Cleveland Metropolitan School District
Joseph Gallagher Renovations
Updated Construction Schedule
(03-08-24)



#	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
096	Finish Schedule Discrepancies	Open	The Ritenour Group	Exl, Brian (The Ritenour 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.)	Sullivan, Erin (O... Rini, Tim (Greens... Cihon, Russ (Osbo... Abbas, Murtaza (A... Lochner, Ken (Arc...	01/29/2024	Alesi Osorio	04/30/2024		Sullivan, Erin (O... 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)	Carlson, Sarah (M... Koppelman, Graham...	01/17/2024	Alesi Osorio	04/01/2024		Carlson, Sarah (M... Koppelman, Graham...	site work	TBD	31-31.0000 - Excavation	TBD
077	Canopy Gutter Storm Line	Open	E.B. Katz Co.	Mohar, Richard (E.B. Katz Co.)	Abbas, Murtaza (A... Kane, Brian (Osbo... Sullivan, Erin (O... Lochner, Ken (Arc... James, Amy (Osbor...	01/08/2024	Alesi Osorio	01/15/2024		Abbas, Murtaza (A... Kane, Brian (Osbo... Sullivan, Erin (O... Lochner, Ken (Arc... James, Amy (Osbor...				

PROGRESS PHOTOS









