



JOSEPH M. GALLAGHER PROJECT STATUS REPORT SEPTEMBER 2023

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



TABLE OF CONTENTS

Executive Summary	1
Project Cost Status Report	2
Analysis of DBE Participation	8
Construction Trades Commitment	9
Workforce Participation Tracking Log	10
Key Plan	11
Project Schedule	12
RFI Log	20
Progress Photos	21

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

- All work is complete.

GMP 2

- All work is complete.

GMP 3

- The selective demolition of the building is complete with the exception of the electrical room. The contractor will return when the Illuminating Company de-energizes the equipment.
- The underground installation of the storm and sanitary sewers inside the building is complete.
- The security cameras are up and running.
- The temporary power rough in for the building has been installed. We are awaiting the Illuminating Company hook-up. Following that hook-up the existing power can be de-energized and demolition will be completed.

GMP 5

- The GMP 5 amendment is circulating for signature. The NTP is scheduled to be issued on September 28th. Contractors will be issued their NTP and begin to mobilize.

UTILITIES

SCHEDULE

The Preliminary Baseline Construction Schedule, dated August 31, 2023 is attached. This schedule is being published with GMP 5. The project remains on that schedule. The Construction final completion date is February 10, 2025.

REQUEST FOR INFORMATION (RFI) AND SUBMITTALS

There is 0 outstanding RFI's on the attached log.

REQUEST FOR INFORMATION (RFI) AND SUBMITTALS

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

Project Cost Status Report
9/14/2023

Thru GCS Payment Application No. 9
Report Through 9/14/2023

	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	82,234	277,789	22.8%
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	1,095,327	392,500	73.6%
PRECONSTRUCTION - GRAND TOTAL	2,088,978.63	0.00	2,088,978.63	1,418,189.82	670,788.81	67.9%
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%
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	899,549	677,774	221,775	75.3%
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	1,204,975	1,115,739	89,235	92.6%
GCS GMP 3 - PROJECT COSTS						
Soft Costs						
GMP 3 - DB Stage Personnel Costs	141,174	-	141,174	105,881	35,294	75.0%
GMP 3 - DB General Conditions Cost	36,252	-	36,252	27,189	9,063	75.0%
Subtotal	177,426	-	177,426	133,069	44,356	75.0%
Hard Costs						
GMP 3 - DB Design Services Fee	72,537	-	72,537	54,402	18,134	75.0%
GMP 3 - DB Construction Stage Fee	80,606	-	80,606	60,455	20,152	75.0%
GMP 3 - Subcontract Totals	4,136,974	-	4,136,974	1,725,156	2,411,818	41.7%
GMP 3 - DB Contingency	121,335	-	121,335	-	121,335	0.0%
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	6,700	11,100	37.6%
Subtotal	4,509,252	-	4,509,252	1,853,489	2,655,764	41.1%
GMP 3 - GRAND TOTAL	4,686,678.06	0	4,686,678	1,986,558	2,700,120	42.4%
PROJECT TOTALS	8,825,541	54,639	8,880,180	5,198,261	3,681,919	58.5%
PROJECT EXPOSURES						
DB Contingency Exposures			Owner Contingency Exposures			
Original Amount	174,903		Original Amount		202,082	
Approved Change Orders	-		Approved Change Orders		25,946	
Pending Change Orders	-		Pending Change Orders		6,781	
Exposures	-		Exposures		-	
Balance Remaining	174,903		Balance Remaining		169,354	

PROJECT COST REPORT (Continued)

Subcontractor Breakdown
9/14/2023

Thru GCS Payment Application No. 9
Report Through 9/14/2023

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 1	Subcontract Breakdown						
	02A Abatement - Precision Environmental	438,835.25	-	438,835.25	410,465	28,370.54	94%
Subtotal		438,835.25	-	438,835	410,465	28,371	93.5%
GCS GMP 2	Subcontract Breakdown						
	02B Selective Demolition - Precision Environmental	497,999.48	24,874	522,873.56	481,778	41,095.25	92%
	22A Plumbing Demolition - E.B. Katz Inc	283,866.00	2,174	286,040.25	275,791	10,249.28	96%
	26A Electrical Demolition - Lakeland Electric	154,934.00	2,717	157,651.08	152,266	5,385.44	97%
Subtotal		936,799.48	29,765	966,565	909,835	56,730	94.1%
GCS GMP 3	Subcontract Breakdown						
	02C Building Demolition - Precision Environmental	1,393,595.00	-	1,393,595.00	1,273,910	119,684.53	91%
	22B Underground Plumbing - SPP Mechanical	425,040.00	-	425,040.00	403,026	22,014.08	95%
	23A HVAC Equipment - Gardiner	1,821,411.25	-	1,821,411.25	-	1,821,411.25	0%
	26B Electrical Equipment- Lakeland Electric	496,927.60	-	496,927.60	48,219	448,708.40	10%
Subtotal		4,136,973.85	-	4,136,974	1,725,156	2,411,818	41.7%
PROJECT TOTALS		5,512,609	29,765	5,542,374	3,045,455	2,496,919	54.9%

PROJECT COST REPORT (Continued)

DB Contingency Detail		Thru GCS Payment Application No.	9
9/14/2023		Report Through	9/14/2023
DB Contingency Breakdown			
GMP 1 DB Contingency			23,141.76
GMP 2 DB Contingency			30,425.52
GMP 3 DB Contingency			<u>121,335.49</u>
Grand Total			174,902.77
Approved Change Orders			
Subtotal			<u>-</u>
Pending Change Orders			
Subtotal			<u>-</u>
Exposures			
Subtotal			<u>-</u>
Contingency Remaining			174,902.77

PROJECT COST REPORT (Continued)

Owner Contingency Detail		Thru GCS Payment Application No.	9
9/14/2023		Report Through	9/14/2023
Owner Contingency Breakdown			
GMP 1 Owner Contingency			26,224.94
GMP 2 Owner Contingency			35,256.28
GMP 3 Owner Contingency			140,600.34
Owner Contingency Total			202,081.56
Approved Change Orders			
02B - Precision Environmental	RCO #001 - Bulletin #1 - Tree Removal & Temporary Protection		25,946.44
Subtotal			25,946
Pending Change Orders			
02C - Precision Environmental	RCO #005 - Bulletin #2 - Structural Modifications		6,781.07
Subtotal			6,781.07
Exposures			
Subtotal			-
Balance Remaining			169,354.05

PROJECT COST REPORT (Continued)

Allowance Breakdown Detail
9/14/2023

Thru GCS Payment Application No. 9
Report Through 9/14/2023

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%
	Unforeseen & Shaft Wall Demo Abatement Allowance	36,000.00	-	36,000.00	21,227	14,773.00	59%
	Abatement Support Allowance	128,000.00	-	128,000.00	4,891	123,108.67	4%
Subtotal		192,000.00	-	192,000.00	48,818.33	143,181.67	25%
		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	23%
	Underground Storm Repair Allowance	50,000.00	-	50,000.00	-	50,000.00	0%
	Security Camera & Monitoring Allowance	17,800.00	-	17,800.00	6,700	11,100.38	38%
Subtotal							
	Approved Change Orders						
	Precision Environmental				21,227.00		
	Lakeland Electric & E.B Katz				4,891.33		
Subtotal					26,118		
	Pending Change Orders						
	GPRS, CPP, Lewis Land & Pro-Vigil				36,175.82		
Subtotal					36,175.82		
	Exposures						
Subtotal					-		

PROJECT COST REPORT (Continued)

LFI Breakdown Detail		Thru GCS Payment Application No.	9
9/14/2023		Report Through	9/14/2023
Breakdown			
GMP 1 LFI			-
GMP 2 LFI			-
GMP 3 LFI		Exhibit M	1,015,350.00
LFI Budget			
Total			\$ 1,015,350.00
Local Funded Initiatives			
GMP1			
GMP2			
GMP3			
Grand Total			\$ -
Remaining Balance			\$ 1,015,350.00

ANALYSIS OF DBE PARTICIPATION

Committed Values as of 09/14/23 ** Does not include change orders**

Bid Package	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%
22A	E.B. Katz	\$ 286,040.25	100%	\$ 286,040.25	\$ 275,790.97	96%
22B	SPP Mechanical	\$ 425,040.00	0%	\$ -	\$ -	0%
23A	Gardiner	\$ 1,821,411.25	0%	\$ -	\$ -	0%
26A	Lakeland Electric	\$ 156,101.74	100%	\$ 156,101.74	\$ 152,265.51	98%
26B	Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 48,219.20	0%
	Totals	\$ 5,515,950.57	19%	\$ 1,054,267.99	\$ 590,789.08	56%

CONSTRUCTION TRADES COMMITMENT

Tracking through: September 14, 2023

Company	Bid Package	CMSD Grad Hrs Pledged	CMSD Grad Hrs to Date
Precision Environmental	02A	-	55
Precision Environmental	02B	775	-
E.B. Katz	22A	-	-
Lakeland Electric	26A	-	-
Precision Environmental	02C	10	120
SPP Mechanical	22B	-	-
Gardiner	23A	-	-
Lakeland Electric	26B	-	-
Totals		785	175

Hours Required to Meet Program	775
Grad Hours to Date	175
Grad Hours Remaining	601

WORKFORCE PARTICIPATION TRACKING LOG

Workforce Participation

Tracking through: September 14, 2023

Precision Environmental	4805.50	Total Hours
3708.50	Male	77.2%
1097.00	Female	22.8%
3753.50	Minority	78.1%
472.00	Resident	9.8%
54.50	Graduate	1.1%

Precision Environmental	4451.00	Total Hours
4145.00	Male	93.1%
306.00	Female	6.9%
955.00	Minority	21.5%
256.00	Resident	5.8%
0.00	Graduate	0.0%

E.B. Katz	445.50	Total Hours
445.50	Male	100.0%
0.00	Female	0.0%
52.00	Minority	11.7%
52.00	Resident	11.7%
0.00	Graduate	0.0%

Lakeland Electric	969.00	Total Hours
969.00	Male	100.0%
0.00	Female	0.0%
0.00	Minority	0.0%
129.00	Resident	13.3%
0.00	Graduate	0.0%

Precision Environmental	4222.50	Total Hours
4110.50	Male	97.3%
112.00	Female	2.7%
896.50	Minority	21.2%
497.00	Resident	11.8%
120.00	Graduate	2.8%

SPP Mechanical	662.50	Total Hours
662.50	Male	100.0%
0.00	Female	0.0%
20.00	Minority	3.0%
230.00	Resident	34.7%
0.00	Graduate	0.0%

Gardiner	0.00	Total Hours
0.00	Male	0.0%
0.00	Female	0.0%
0.00	Minority	0.0%
0.00	Resident	0.0%
0.00	Graduate	0.0%

Lakeland Electric	0.00	Total Hours
0.00	Male	0.0%
0.00	Female	0.0%
0.00	Minority	0.0%
0.00	Resident	0.0%
0.00	Graduate	0.0%

	0.00	Total Hours

	0.00	Total Hours

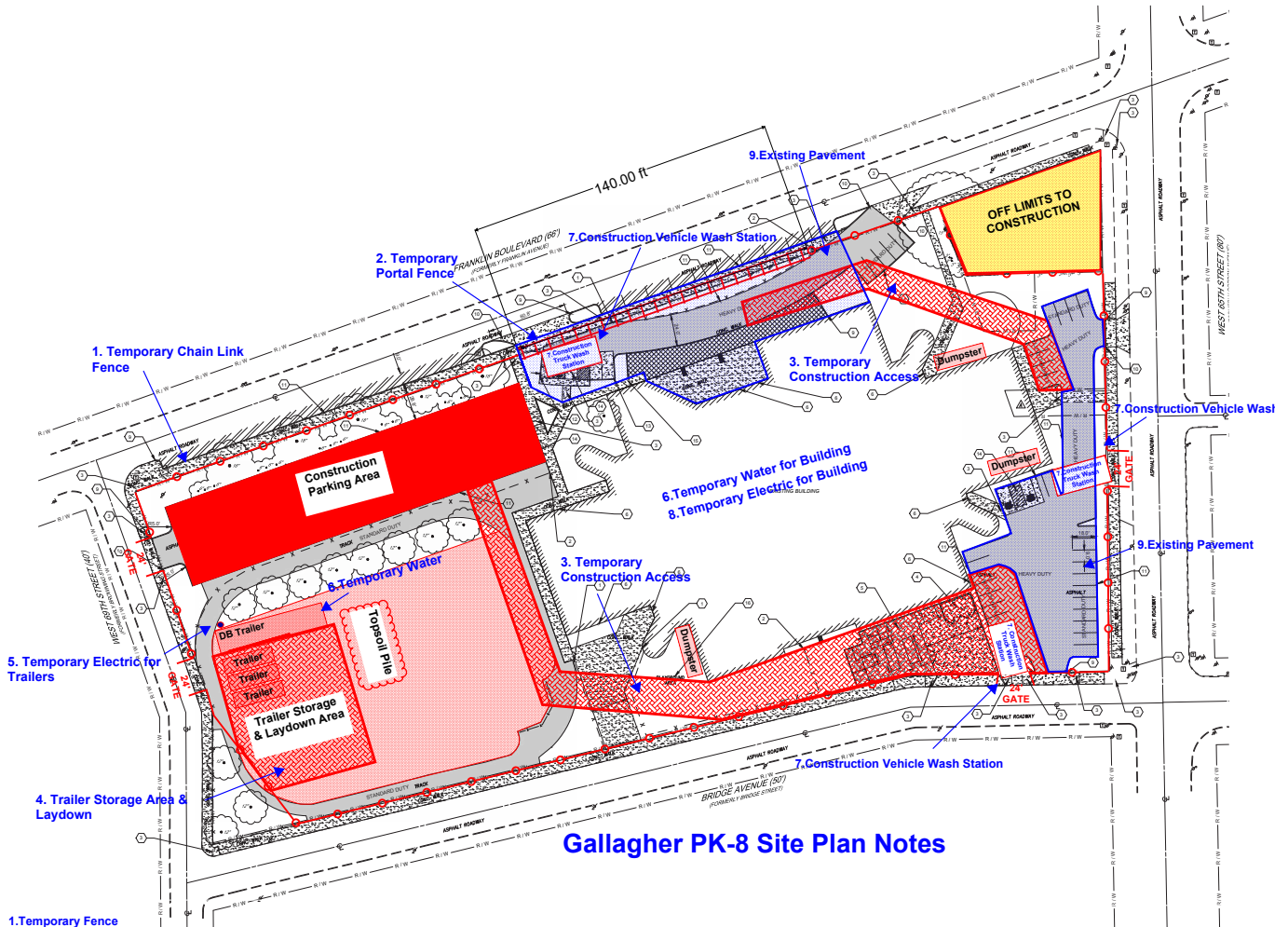
	0.00	Total Hours

	0.00	Total Hours

	0.00	Total Hours

Gallagher Project	15556.00	Total Hours
14041.00	Male	90.3%
1515.00	Female	9.7%
5677.00	Minority	36.5%
1636.00	Resident	10.5%
174.50	Graduate	1.1%

BUILDING BREAKOUT



1. Temporary Fence

- a) Each contractor is responsible for the repair or relocation of the fence as needed for their work. Current contact is Midway-Rent-A-Fence (614)557-0944
- a) Maintained by 22C contractor until 02/10/2025. Includes water to DB trailer

2. Portable Fence

- a) Each contractor is responsible for providing any fencing not shown and the repair or relocation of the fence as needed for their work

3. Temporary Construction Access

- a) 32A contractor to maintain until 02/10/2025

4. Trailer Storage Area & Laydown

- a) To be regraded and seeded by 32A at the end of project 02/10/2025. Relocation of existing topsoil pile TBD in the field

5. Temporary Electric for Trailers

- a) Service to the existing pole, contact utility company if needed
- b) Each contractor is responsible to make arrangements with utility/Install temporary pole & meter base. See the Cleveland City Utility Department for tap in fee and meter
- B) Each contractor is responsible for the installation to their trailer and their own fee for usage.

6. Temporary Water

- a) Maintained by 22C contractor until 02/10/2025. Includes water to DB trailer

7. Construction Vehicle Wash Station

- a) 02C contractor shall be responsible for the installation of the construction vehicle wash station
- b) 22C contractor shall maintain and remove the 1-1/2" water line for existing service

8. Temporary Electric for Building

- a) 26C contractor to maintain the temporary electric to the building. Reference the ter

9. Existing Pavement

- a) 32A contractor shall coordinate the date for the removal of the existing pavement v

Activity Name	Orig Dur	Start	Finish	Total Float																								
					2024														2025									
					S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F						
Joseph Gallagher Renovations	364	09-14-23	02-14-25	0																								
GMP5 - Construction	364	09-14-23	02-14-25	0																								
Milestones	519	09-14-23	02-14-25	2																								
GMP5 Notice to Proceed	0		09-14-23	0																								
Site Mobilization	0		09-18-23	0																								
Full Temp Enclosure/ Dry-in	0		06-10-24	8																								
HVAC Operational for Finishes	0		06-13-24	5																								
Full Permanent Enclosure	0		09-04-24	5																								
Shell Substantial Completion	0		10-01-24	66																								
Substantial Complete	0		01-10-25	1																								
Furnishings Completion	0		01-31-25	0																								
Construction Final Completion	0		02-10-25*	0																								
Owner Occupancy	0		02-14-25	2																								
Site Mobilization	23	09-14-23	10-16-23	2																								
GMP5 Initial Mobilization	3	09-14-23	09-18-23	0																								
Establish Temp Facilities	10	09-19-23	10-02-23	0																								
Establish Access/ Staging	10	10-03-23	10-16-23	2																								
Project Coordination	90	09-19-23	01-26-24	167																								
Site Electrical Utility Connection Coordinati	60	09-19-23	12-12-23	197																								
Site Sewer Connection Coordination	30	09-19-23	10-30-23	29																								
Exterior Renovation Coordination	45	09-19-23	11-20-23	4																								
Interior Renovation Coordination	90	09-19-23	01-26-24	4																								
Material Procurement	125	09-15-23	03-13-24	94																								
Foundations	30	09-15-23	10-26-23	15																								
Prepare Foundation Submittals	10	09-15-23	09-28-23	15																								
Foundation Submittals Review	10	09-29-23	10-12-23	15																								
Foundation Materials Procurement	10	10-13-23	10-26-23	15																								
Site Sewer Structures	50	09-19-23	11-28-23	167																								
Prepare Site Sewer Submittals	10	09-19-23	10-02-23	29																								
Site Sewer Submittals Review	10	10-03-23	10-16-23	29																								
Site Sewer Material Procurement	30	10-17-23	11-28-23	167																								
Structural Steel	55	09-15-23	12-01-23	5																								
Prepare Structural Steel Submittals	15	09-15-23	10-05-23	5																								
Structural Steel Submittals Review	10	10-06-23	10-19-23	5																								
Structural Steel Materials Procurement	30	10-20-23	12-01-23	5																								
Masonry	100	09-15-23	02-07-24	15																								
Prepare Masonry Submittals	10	09-15-23	09-28-23	1																								
Masonry Submittals Review	10	09-29-23	10-12-23	1																								
Veneer Brick Procurement	80	10-13-23	02-07-24	15																								
CMU Procurement	10	10-13-23	10-26-23	1																								
Exterior Framing/ Sheathing	45	10-06-23	12-08-23	22																								
Prepare Exterior Framing/ Sheathing Sub	20	10-06-23	11-02-23	6																								
Exterior Framing/ Sheathing Submittals R	10	11-03-23	11-16-23	6																								
Exterior Sheathing Procurement	15	11-17-23	12-08-23	22																								
Exterior Framing Procurement	15	11-17-23	12-08-23	6																								
Glass/ Glazing	110	10-06-23	03-13-24	44																								
Prepare Window/ Storefront/ Curtain Wall	20	10-06-23	11-02-23	44																								
Window/ Storefront/ Curtain Wall Submitt	10	11-03-23	11-16-23	44																								
Window/ Storefront/ Curtain Wall Brick Pr	80	11-17-23	03-13-24	44																								
Site Prep/ Rough-in	184	09-19-23	08-26-24	60																								
Site Prep/ Earthwork	30	09-19-23	11-09-23	2																								

CMS8-GA-GMP5:Joseph
Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 08-31-23
Data Date 08-31-23
1 of 8

Cleveland Metropolitan School District
Joseph Gallagher Renovations
Preliminary Baseline Construction Schedule
(08-31-23)



Activity Name		Orig Dur	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	A	M	J	Jul	A	S			
	Structural Steel Modifications - Unit 4	15	03-15-24	04-09-24	5																												
	Exterior Metal Framing - Unit 4	12	03-29-24	04-18-24	5																												
	Exterior Sheathing - Unit 4	12	04-16-24	05-03-24	5																												
	Skylight - Unit 4	5	04-26-24	05-03-24	8																												
	Temp Enclosure - Unit 4	5	05-02-24	05-09-24	24																												
	Roof Curbs/ Penetrations - Unit 4	2	05-06-24	05-07-24	8																												
	Roof Replacement - Unit 4	7	05-06-24	05-16-24	8																												
	Roof Blocking - Unit 4	2	05-06-24	05-07-24	8																												
	Install/ Connect RTU's - Unit 4	5	05-22-24	05-29-24	41																												
	Unit 1	62	04-02-24	07-12-24	34																												
	Structural Steel Modifications - Unit 1	10	04-02-24	04-18-24	5																												
	Exterior Metal Framing - Unit 1	20	04-19-24	05-21-24	5																												
	Exterior Sheathing - Unit 1	20	05-06-24	06-06-24	5																												
	Roof Curbs/ Penetrations - Unit 1	4	05-22-24	05-28-24	5																												
	Roof Replacement - Unit 1	12	05-22-24	06-10-24	5																												
	Roof Blocking - Unit 1	4	05-22-24	05-28-24	5																												
	Temp Enclosure - Unit 1	10	05-24-24	06-10-24	5																												
	Install/ Connect RTU's - Unit 1	20	06-11-24	07-12-24	34																												
	Shell Enclosure/ Finishes	130	02-21-24	10-01-24	38																												
	Courtyard	40	02-21-24	04-30-24	28																												
	Masonry Veneer - Courtyard	20	02-21-24	03-28-24	3																												
	Windows/ Storefront/ Curtain Wall - Cour	20	03-29-24	04-30-24	28																												
	Unit 2	45	03-29-24	06-11-24	58																												
	Masonry Veneer - Unit 2	30	03-29-24	05-17-24	3																												
	Windows/ Storefront/ Curtain Wall - Unit	20	05-02-24	06-03-24	28																												
	Metal Wall Panels - Unit 2	10	05-28-24	06-11-24	58																												
	Unit 4	25	05-20-24	06-27-24	58																												
	Masonry Veneer - Unit 4	15	05-20-24	06-11-24	3																												
	Windows/ Storefront/ Curtain Wall - Unit	10	06-04-24	06-20-24	28																												
	Metal Wall Panels - Unit 4	10	06-13-24	06-27-24	58																												
	Unit 1	45	06-13-24	08-26-24	38																												
	Masonry Veneer - Unit 1	30	06-13-24	07-31-24	3																												
	Windows/ Storefront/ Curtain Wall - Unit	15	07-16-24	08-08-24	13																												
	Metal Wall Panels - Unit 1	15	08-01-24	08-26-24	38																												
	Unit 3	25	08-01-24	09-12-24	38																												
	Masonry Veneer - Unit 3	15	08-01-24	08-26-24	3																												
	Windows/ Storefront/ Curtain Wall - Unit	5	08-27-24	09-04-24	3																												
	Metal Wall Panels - Unit 3	10	08-27-24	09-12-24	38																												
	All Areas	25	08-19-24	10-01-24	38																												
	Misc Shell Finishes	20	08-19-24	09-20-24	38																												
Shell Final Cleaning	15	09-05-24	10-01-24	38																													
Interior Renovation	267	12-27-23	01-10-25	0																													
Interior Rough-in	214	12-27-23	10-29-24	1																													
Unit 2 (3rd Floor)	75	12-27-23	04-12-24	13																													
MEP Wall/ Chase Rough-in - Unit 2 (3rd	15	12-27-23	01-17-24	3																													
MEP Overhead Rough-in - Unit 2 (3rd Fl	65	12-27-23	03-28-24	6																													
Non-Bearing Masonry - Unit 2 (3rd Floor)	10	12-27-23	01-10-24	0																													
Wall Framing - Unit 2 (3rd Floor)	5	02-21-24	02-27-24	18																													
Wall Board - Unit 2 (3rd Floor)	10	03-15-24	03-28-24	6																													
Ceiling/ Soffit Framing - Unit 2 (3rd Floor	5	03-29-24	04-05-24	13																													
Ceiling/ Soffit Board - Unit 2 (3rd Floor)	5	04-08-24	04-12-24	13																													

CMS8-GA-GMP5:Joseph
 Gallagher Renovations
 CMSD8 GC0 Gallagher Portrait
 Run Date 08-31-23
 Data Date 08-31-23
 3 of 8

Cleveland Metropolitan School District
Joseph Gallagher Renovations
Preliminary Baseline Construction Schedule
(08-31-23)



Activity Name		Orig Dur	Start	Finish	Total Float																								
						2024														2025									
						S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F						
	MEP Overhead Rough-in - Unit 2 (1st Fl	50	05-20-24	07-30-24	5																								
	Non-Bearing Masonry - Unit 2 (1st Floor)	20	05-20-24	06-17-24	0																								
	Wall Framing - Unit 2 (1st Floor)	5	06-18-24	06-24-24	20																								
	Wall Board - Unit 2 (1st Floor)	10	07-17-24	07-30-24	5																								
	Ceiling/ Soffit Framing - Unit 2 (1st Floor)	5	07-31-24	08-06-24	13																								
	Ceiling/ Soffit Board - Unit 2 (1st Floor)	5	08-07-24	08-13-24	13																								
	Unit 4 (1st Floor)	72	06-18-24	09-27-24	0																								
	MEP Wall/ Chase Rough-in - Unit 4 (1st l	30	06-18-24	07-30-24	0																								
	Non-Bearing Masonry - Unit 4 (1st Floor)	12	06-18-24	07-03-24	0																								
	MEP Overhead Rough-in - Unit 4 (1st Fl	50	07-05-24	09-13-24	0																								
	Wall Framing - Unit 4 (1st Floor)	15	07-05-24	07-25-24	8																								
	Wall Board - Unit 4 (1st Floor)	30	08-02-24	09-13-24	3																								
	Ceiling/ Soffit Framing - Unit 4 (1st Floor)	5	09-16-24	09-20-24	0																								
	Ceiling/ Soffit Board - Unit 4 (1st Floor)	5	09-23-24	09-27-24	0																								
	Unit 1 (1st Floor)	72	07-05-24	10-15-24	6																								
	MEP Wall/ Chase Rough-in - Unit 1 (1st l	35	07-05-24	08-22-24	0																								
	Non-Bearing Masonry - Unit 1 (1st Floor)	20	07-05-24	08-01-24	0																								
	MEP Overhead Rough-in - Unit 1 (1st Fl	50	07-23-24	10-01-24	0																								
	Wall Framing - Unit 1 (1st Floor)	15	08-02-24	08-22-24	3																								
	Wall Board - Unit 1 (1st Floor)	30	08-23-24	10-04-24	3																								
	Ceiling/ Soffit Framing - Unit 1 (1st Floor)	5	10-02-24	10-08-24	6																								
	Ceiling/ Soffit Board - Unit 1 (1st Floor)	5	10-09-24	10-15-24	6																								
	Unit 3 (1st Floor)	62	08-02-24	10-29-24	1																								
	MEP Wall/ Chase Rough-in - Unit 3 (1st l	22	08-02-24	09-03-24	2																								
	Non-Bearing Masonry - Unit 3 (1st Floor)	15	08-02-24	08-22-24	2																								
	MEP Overhead Rough-in - Unit 3 (1st Fl	50	08-06-24	10-15-24	0																								
	Wall Framing - Unit 3 (1st Floor)	7	08-23-24	09-03-24	20																								
	Wall Board - Unit 3 (1st Floor)	14	09-26-24	10-15-24	4																								
	Ceiling/ Soffit Framing - Unit 3 (1st Floor)	5	10-16-24	10-22-24	1																								
	Ceiling/ Soffit Board - Unit 3 (1st Floor)	5	10-23-24	10-29-24	1																								
	Unit 3 (Gym)	30	08-22-24	10-03-24	0																								
	MEP Rough-in - Unit 3 (Gym)	30	08-22-24	10-03-24	0																								
	Interior Finishes	199	03-29-24	01-10-25	0																								
	Unit 2 (3rd Floor)	83	03-29-24	07-26-24	69																								
	Painting/ Wall Finishes - Unit 2 (3rd Floor)	20	03-29-24	04-26-24	8																								
	Ceilings Grid - Unit 2 (3rd Floor)	25	04-08-24	05-10-24	8																								
	Misc Finishes - Unit 2 (3rd Floor)	20	04-08-24	05-03-24	63																								
	MEP Ceiling Finishes - Unit 2 (3rd Floor)	25	04-15-24	05-17-24	8																								
	Casework - Unit 2 (3rd Floor)	15	04-22-24	05-10-24	26																								
	Ceiling Pads - Unit 2 (3rd Floor)	20	06-14-24	07-12-24	28																								
	Flooring/ Wall Base - Unit 2 (3rd Floor)	25	06-14-24	07-19-24	28																								
	Specialties - Unit 2 (3rd Floor)	20	06-21-24	07-19-24	50																								
	Doors/ Hardware - Unit 2 (3rd Floor)	10	07-08-24	07-19-24	40																								
	Final Cleaning - Unit 2 (3rd Floor)	5	07-22-24	07-26-24	69																								
	Unit 4 (3rd Floor)	76	04-29-24	08-14-24	59																								
	Painting/ Wall Finishes - Unit 4 (3rd Floor)	10	04-29-24	05-10-24	13																								
	Misc Finishes - Unit 4 (3rd Floor)	10	05-06-24	05-17-24	63																								
	Ceilings Grid - Unit 4 (3rd Floor)	12	05-13-24	05-29-24	8																								
	MEP Ceiling Finishes - Unit 4 (3rd Floor)	13	05-20-24	06-06-24	8																								
	Casework - Unit 4 (3rd Floor)	5	06-14-24	06-20-24	3																								

CMS8-GA-GMP5:Joseph
 Gallagher Renovations
 CMSD8 GC0 Gallagher Portrait
 Run Date 08-31-23
 Data Date 08-31-23
 5 of 8

Cleveland Metropolitan School District
Joseph Gallagher Renovations
Preliminary Baseline Construction Schedule
(08-31-23)



Activity Name		Orig Dur	Start	Finish	Total Float	2024																		2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
										2024														2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
	Ceiling Pads - Unit 4 (3rd Floor)	10	07-15-24	07-26-24	30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

CMS8-GA-GMP5:Joseph
Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 08-31-23
Data Date 08-31-23
6 of 8

Cleveland Metropolitan School District
Joseph Gallegher Renovations
Preliminary Baseline Construction Schedule
(08-31-23)



Activity Name	Orig Dur	Start	Finish	Total Float	2024																		2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
									2024														2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
					S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Painting/ Wall Finishes - Unit 2 (1st Floor	20	08-05-24	08-30-24	5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</

CMS8-GA-GMP5:Joseph
 Gallagher Renovations
 CMSD8 GC0 Gallagher Portrait
 Run Date 08-31-23
 Data Date 08-31-23
 7 of 8

Cleveland Metropolitan School District
Joseph Gallagher Renovations
Preliminary Baseline Construction Schedule
(08-31-23)



Activity Name	Orig Dur	Start	Finish	Total Float																												
					2024														2025													
					S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F										
Misc Finishes - Unit 3 (1st Floor)	12	11-05-24	11-20-24	13																												
Casework - Unit 3 (1st Floor)	5	11-21-24	11-27-24	3																												
Ceiling Pads - Unit 3 (1st Floor)	15	11-26-24	12-17-24	0																												
Flooring/ Wall Base - Unit 3 (1st Floor)	15	12-04-24	12-24-24	0																												
Specialties - Unit 3 (1st Floor)	15	12-11-24	01-02-25	0																												
Doors/ Hardware - Unit 3 (1st Floor)	5	12-26-24	01-02-25	0																												
Final Cleaning - Unit 3 (1st Floor)	3	01-03-25	01-07-25	0																												
Unit 3 (Gym)	68	10-04-24	01-10-25	0																												
Painting/ Wall Finishes - Unit 3 (Gym)	12	10-04-24	10-21-24	0																												
Gym Equipment - Unit 3 (Gym)	10	10-22-24	11-04-24	3																												
MEP Ceiling Finishes - Unit 3 (Gym)	10	10-22-24	11-04-24	0																												
Misc Finishes - Unit 3 (Gym)	10	10-22-24	11-04-24	3																												
Flooring/ Wall Base - Unit 3 (Gym)	30	11-05-24	12-17-24	3																												
Bleachers - Unit 3 (Gym)	10	12-18-24	01-02-25	3																												
Final Cleaning - Unit 3 (Gym)	3	01-08-25	01-10-25	0																												
Site Finishes	111	05-02-24	11-05-24	34																												
Courtyard Finishes	30	05-02-24	06-20-24	60																												
Site Finishes	45	08-20-24	11-05-24	34																												
Post Construction	55	11-26-24	02-14-25	0																												
Systems Start-up/ Commissioning	40	11-26-24	01-23-25	1																												
Building Systems Start-up	20	11-26-24	12-24-24	1																												
Building Commissioning	20	12-26-24	01-23-25	1																												
Floor Waxing/ Owner Prep	40	12-12-24	02-10-25	0																												
Initial Owner Floor Waxing/ Bldg Prep	20	12-12-24	01-10-25	0																												
Final Owner Floor Waxing/ Bldg Prep	20	01-13-25	02-10-25	0																												
Furnishings	30	12-18-24	01-31-25	0																												
Furnishings	30	12-18-24	01-31-25	0																												
Punch Lists/ Final Inspections	25	01-06-25	02-10-25	0																												
Final Occupancy Inspections	5	01-06-25	01-10-25	0																												
Punch List	20	01-13-25	02-10-25	0																												
Final Cleaning	12	01-23-25	02-10-25	0																												
Owner Move-in	21	01-16-25	02-14-25	0																												
Owner Training	10	01-16-25	01-30-25	1																												
Owner Move-in	10	02-03-25	02-14-25	0																												

CMS8-GA-GMP5:Joseph
 Gallagher Renovations
 CMSD8 GC0 Gallagher Portrait
 Run Date 08-31-23
Data Date 08-31-23
 8 of 8

Cleveland Metropolitan School District
Joseph Gallagher Renovations
Preliminary Baseline Construction Schedule
(08-31-23)



#	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
---	---------	--------	------------------------	---------------	----------	----------------	-------------	----------	-------------	---------------	----------	-----------------	-----------	-------------

PROGRESS PHOTOS







