



JOSEPH M. GALLAGHER PROJECT STATUS REPORT OCTOBER 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 and is energized.

GMP 5

- The GMP 5 amendment is circulating for signature. The NTP is scheduled to be issued on September 28th.
- All contractors have been issued their NTP and a few subs have mobilized.
- Masonry block walls have started in the gymnasium area and up to grade around the perimeter of the building.
- Plumber is onsite and installing rough ins and layouts.
- Painter is onsite painting exterior structural steel.
- The electrician is onsite installing conduit in masonry walls and begin layout of conduit in other areas.
- The metal stud contractor is on site and began layout of metal stud walls.

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 are 4 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
10/12/2023

Thru GCS Payment Application No. 10
Report Through 10/12/2023

	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	1,136,997	350,830	76.4%
PRECONSTRUCTION - GRAND TOTAL	2,088,978.63	0.00	2,088,978.63	1,459,859.87	629,118.76	69.9%
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	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	1,732,604	2,404,370	41.9%
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	1,876,251	2,633,001	41.6%
GMP 3 - GRAND TOTAL	4,686,678.06	0	4,686,678	2,027,063	2,659,615	43.3%
PROJECT TOTALS	8,825,541	54,639	8,880,180	5,280,436	3,599,744	59.5%
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
10/12/2023

Thru GCS Payment Application No. 10
Report Through 10/12/2023

		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	55,668	441,260.08	11%
Subtotal		4,136,973.85	-	4,136,974	1,732,604	2,404,370	41.9%
PROJECT TOTALS		5,512,609	29,765	5,542,374	3,052,904	2,489,470	55.1%

PROJECT COST REPORT (Continued)

DB Contingency Detail		Thru GCS Payment Application No.	10
10/12/2023		Report Through	10/12/2023
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
10/12/2023

Thru GCS Payment Application No.
Report Through

10
10/12/2023

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
10/12/2023

Thru GCS Payment Application No. 10
Report Through 10/12/2023

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%
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		97,800.00	-	97,800.00	13,475.82	84,324.18	13.78%
	Approved Change Orders						
	Precision Environmental				21,227.00		
	GPRS, CPP, Lewis Land & Pro-Vigil				36,175.82		
	Lakeland Electric & E.B Katz				4,891.33		
Subtotal					62,294		
	Pending Change Orders						
Subtotal					-		
	Exposures						
Subtotal					-		

PROJECT COST REPORT (Continued)

LFI Breakdown Detail		Thru GCS Payment Application No.	10
10/12/2023		Report Through	10/12/2023
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 10/12/2023

** Does not include change orders**

Bid Package	Primary Subcontractor	Original Subcontracted	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%
22A	E.B. Katz	\$ 283,866.00	0%	\$ -	\$ -	0%
26A	Lakeland Electric	\$ 154,934.00	100%	\$ 154,934.00	\$ 153,814.85	99%
02C	Precision Environmental	\$ 1,393,595.00	5%	\$ 68,500.00	\$ 67,815.00	99%
22B	SPP Mechanical	\$ 425,040.00	0%	\$ -	\$ -	0%
23A	Gardiner	\$ 1,821,411.25	0%	\$ -	\$ -	0%
26B	Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 55,667.52	11%
03A/04A	Miencorp Masonry	\$ 4,555,012.00	5%	\$ 227,750.60	\$ -	0%
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%	\$ 683,739.20	\$ -	0%
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%
22C	E.B. Katz	\$ 1,509,499.20	0%	\$ -	\$ -	0%
23B	Castle Heating & Air	\$ 4,631,557.00	30%	\$ 1,389,467.10	\$ -	0%
26B/28A	Lakeland Electric	\$ 6,183,765.70	15%	\$ 927,564.86	\$ -	0%
32A	Mr. Excavator	\$ 3,107,002.40	0%	\$ -	\$ -	0%
Totals		\$ 42,854,494.22	12%	\$ 5,200,283.00	\$ 323,995.77	6%

CONSTRUCTION TRADES COMMITMENT

Tracking through: October 12, 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	-	-
Miencorp Masonry	03A/04A	-	-
Livi Steel	05A	-	-
RFC Contracting	06A	-	-
Willham Roofing	07A	-	-
Environmental Glass	08A	660	-
The Ritenour Group	09A	2,000	-
Breckenridge Kitchen	11A	-	-
Farnham Equipment	12A	-	-
Fox Fire	21A	504	-
E.B. Katz	22C	-	-
Castle Heating & Air	23B	600	-
Lakeland Electric	26B/28A	-	-
Mr. Excavator	32A	-	-
Totals		4,549	175

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

WORKFORCE PARTICIPATION TRACKING LOG

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%

Miencorp Masonry	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%

Livi Steel	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%

RFC Contracting	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%

Willham Roofing	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

Environmental Glass	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

The Ritenour Group	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

Breckenridge Kitchen	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

Farnham Equipment	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

Fox Fire	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

E.B. Katz	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

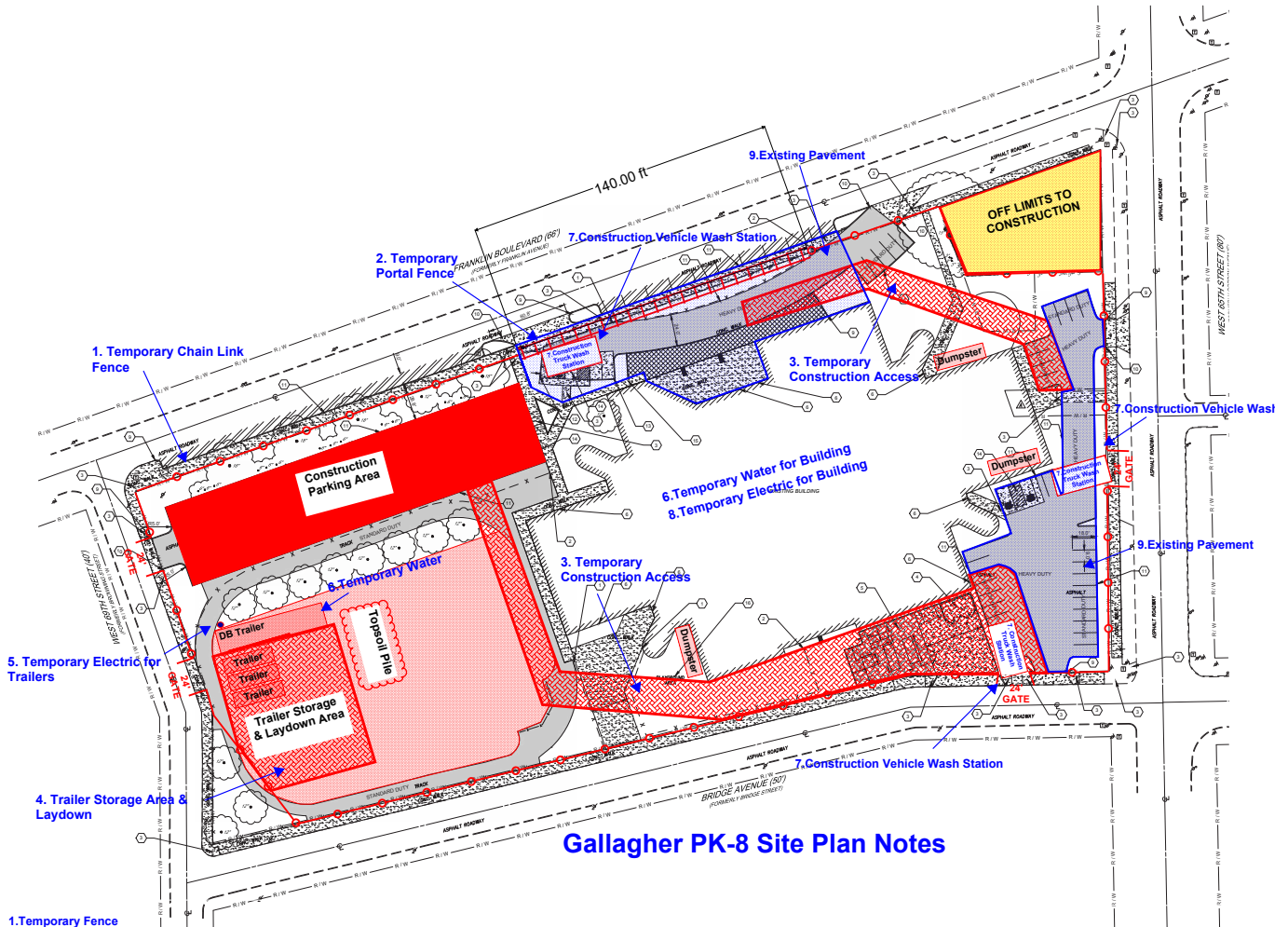
Castle Heating & Air	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

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

Mr. Excavator	0.00 Total Hours
0 Male	0.0%
0 Female	0.0%
0 Minority	0.0%
0 Resident	0.0%
0 Graduate	0.0%

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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	Structural Steel Modifications - Unit 4	15	03-15-24	04-09-24	5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</

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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
						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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							

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																							
					S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A
Ceiling Pads - Unit 4 (3rd Floor)	10	07-15-24	07-26-24	30																								
Flooring/ Wall Base - Unit 4 (3rd Floor)	12	07-22-24	08-06-24	28																								
Specialties - Unit 4 (3rd Floor)	10	07-29-24	08-09-24	45																								
Doors/ Hardware - Unit 4 (3rd Floor)	5	07-29-24	08-02-24	35																								
Final Cleaning - Unit 4 (3rd Floor)	3	08-12-24	08-14-24	59																								
Unit 1 (3rd Floor)	75	05-28-24	09-11-24	45																								
Painting/ Wall Finishes - Unit 1 (3rd Floor)	18	05-28-24	06-20-24	6																								
Ceilings Grid - Unit 1 (3rd Floor)	20	06-04-24	07-01-24	6																								
Misc Finishes - Unit 1 (3rd Floor)	18	06-04-24	06-27-24	53																								
MEP Ceiling Finishes - Unit 1 (3rd Floor)	20	06-11-24	07-09-24	6																								
Casework - Unit 1 (3rd Floor)	12	06-21-24	07-09-24	3																								
Ceiling Pads - Unit 1 (3rd Floor)	15	07-29-24	08-16-24	30																								
Flooring/ Wall Base - Unit 1 (3rd Floor)	20	08-07-24	09-04-24	28																								
Doors/ Hardware - Unit 1 (3rd Floor)	10	08-12-24	08-23-24	30																								
Specialties - Unit 1 (3rd Floor)	15	08-14-24	09-04-24	43																								
Final Cleaning - Unit 1 (3rd Floor)	5	09-05-24	09-11-24	45																								
Unit 2 (2nd Floor)	80	05-28-24	09-18-24	45																								
Painting/ Wall Finishes - Unit 2 (2nd Floor)	20	05-28-24	06-24-24	3																								
Ceilings Grid - Unit 2 (2nd Floor)	25	06-04-24	07-09-24	3																								
Misc Finishes - Unit 2 (2nd Floor)	20	06-04-24	07-01-24	43																								
MEP Ceiling Finishes - Unit 2 (2nd Floor)	25	06-11-24	07-16-24	3																								
Ceiling Pads - Unit 2 (2nd Floor)	20	07-10-24	08-06-24	8																								
Casework - Unit 2 (2nd Floor)	15	07-10-24	07-30-24	3																								
Flooring/ Wall Base - Unit 2 (2nd Floor)	25	07-17-24	08-20-24	3																								
Specialties - Unit 2 (2nd Floor)	20	07-24-24	08-20-24	28																								
Doors/ Hardware - Unit 2 (2nd Floor)	10	08-26-24	09-09-24	30																								
Final Cleaning - Unit 2 (2nd Floor)	5	09-12-24	09-18-24	45																								
Unit 4 (2nd Floor)	65	06-25-24	09-25-24	45																								
Painting/ Wall Finishes - Unit 4 (2nd Floor)	15	06-25-24	07-16-24	8																								
Misc Finishes - Unit 4 (2nd Floor)	15	07-02-24	07-23-24	46																								
Ceilings Grid - Unit 4 (2nd Floor)	20	07-10-24	08-06-24	3																								
MEP Ceiling Finishes - Unit 4 (2nd Floor)	20	07-17-24	08-13-24	3																								
Casework - Unit 4 (2nd Floor)	5	07-31-24	08-06-24	13																								
Ceiling Pads - Unit 4 (2nd Floor)	15	08-07-24	08-27-24	8																								
Flooring/ Wall Base - Unit 4 (2nd Floor)	20	08-21-24	09-18-24	3																								
Specialties - Unit 4 (2nd Floor)	15	08-28-24	09-18-24	23																								
Doors/ Hardware - Unit 4 (2nd Floor)	5	09-10-24	09-16-24	30																								
Final Cleaning - Unit 4 (2nd Floor)	5	09-19-24	09-25-24	45																								
Unit 1 (2nd Floor)	70	07-17-24	10-23-24	30																								
Painting/ Wall Finishes - Unit 1 (2nd Floor)	15	07-17-24	08-06-24	13																								
Misc Finishes - Unit 1 (2nd Floor)	15	07-24-24	08-13-24	46																								
Ceilings Grid - Unit 1 (2nd Floor)	20	08-07-24	09-04-24	3																								
MEP Ceiling Finishes - Unit 1 (2nd Floor)	20	08-14-24	09-11-24	3																								
Casework - Unit 1 (2nd Floor)	10	08-21-24	09-04-24	18																								
Ceiling Pads - Unit 1 (2nd Floor)	15	09-05-24	09-25-24	3																								
Flooring/ Wall Base - Unit 1 (2nd Floor)	20	09-19-24	10-16-24	3																								
Doors/ Hardware - Unit 1 (2nd Floor)	10	09-19-24	10-02-24	28																								
Specialties - Unit 1 (2nd Floor)	15	09-26-24	10-16-24	18																								
Final Cleaning - Unit 1 (2nd Floor)	5	10-17-24	10-23-24	30																								
Unit 2 (1st Floor)	75	08-05-24	11-18-24	20																								

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
015	Domestic Hot Water Temperature	Open	E.B. Katz Co.	Mohar, Richard (E.B. Katz Co.)	Lochner, Ken (Arc... Sullivan, Erin (O...	10/10/2023	Alesi Osorio	10/17/2023		Lochner, Ken (Arc... Sullivan, Erin (O...				
013	Electrical Panels	Open	Lakeland Electric...	Long, John (Lakeland Electric, Inc.)	Lochner, Ken (Arc... Sullivan, Erin (O...	10/06/2023	Tim Rini	10/13/2023		Lochner, Ken (Arc... Sullivan, Erin (O...		TBD		TBD
010	Beam Dimensions and column profiles	Open	Livi Steel Inc.	M, Gail (Livi Steel Inc.)	Lochner, Ken (Arc... Sullivan, Erin (O...	10/04/2023	Alesi Osorio	10/11/2023		Lochner, Ken (Arc... Sullivan, Erin (O...	site work	Yes (Unknown)		
009	Section Details	Open	Livi Steel Inc.	M, Gail (Livi Steel Inc.)	Lochner, Ken (Arc... Sullivan, Erin (O...	10/04/2023	Alesi Osorio	10/11/2023		Lochner, Ken (Arc... Sullivan, Erin (O...	site work	Yes (Unknown)		

PROGRESS PHOTOS







