



JOSEPH M. GALLAGHER PROJECT STATUS REPORT FEBRUARY 2025

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

- All work is complete.
- LEMS Security is continuing to guard the project with an armed guard daily, from 6 pm to 6 am and 24 hours on weekends and holidays. The building security will be activated and the security service will be discontinued. GCS will confirm with CMSD security prior to discontinuing the security service.

GMP 3

- All HVAC units are up and running. The chiller and/or boilers are running as needed.

GMP 5

- Interior and exterior masonry is complete.
- Structural and miscellaneous steel is complete.
- The wire mesh partitions are being installed in the stairwells. AED cabinet rings will be installed when they arrive. The stairwell doors have been installed.
- The canopy metal panels will be installed as soon as they arrive. Scheduled for the first week of March.
- Installation of interior glass is complete.
- The last few epoxy painted floors are being completed. All other flooring is complete.
- The kitchen inspection took place and the county has issued the certificate.
- Casework is complete. Window sills are being completed. The nooks for the library are due to arrive on February 13th.
- The furniture is being installed on the first and second floors.
- Fire protection is complete.
- The plumber will hook up the 4 refrigerators to the water line.
- The HVAC testing and balancing continues.
- The electrician is finishing the security and access control.
- The sitework contractor will finish the seeding at the front entrance and at the south playground when the weather permits.
- Final cleaning is taking place on the first floor.

- All building inspections are complete.

SCHEDULE

Punch list items are being completed by all contractors. Demonstrations are being scheduled.

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.			25		
		Report Through			2/13/2025		
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	250,000	1,737,827	1,737,827	-	100.0%
PRECONSTRUCTION - GRAND TOTAL		2,088,978.63	250,000.00	2,338,978.63	2,338,478.72	500.00	99.98%
GCS GMP 1 - PROJECT COSTS							
Soft Costs							
	GMP 1 - DB Stage Personnel Costs	145,819	-	145,819	145,820	-	100.0%
	GMP 1 - DB General Conditions Cost	46,315	-	46,315	46,315	-	100.0%
Subtotal		192,133	-	192,133	192,134	-	100.0%
Hard Costs							
	GMP 1 - DB Design Services Fee	13,530	-	13,530	13,530	-	100.0%
	GMP 1 - DB Construction Stage Fee	15,035	-	15,035	15,035	-	100.0%
	GMP 1 - Subcontract Totals	438,835	21,227	460,062	438,746	21,317	95.4%
	GMP 1 - DB Contingency	23,142	-	23,142	23,142	-	100.0%
Allowances							
	Video Storm & Sanitary Sewers Allowance	28,000	-	28,000	22,700	5,300	81.1%
	Unforeseen & Shaft Wall Demo Abatement Allowance	36,000	-	36,000	21,227	14,773	59.0%
	Abatement Support Allowance (GMP1, GMP2 & GMP3)	128,000	24,874	152,874	4,891	147,983	3.2%
Subtotal		682,541	46,101	728,642	539,270	189,372	74.0%
GMP 1 - GRAND TOTAL		874,674.76	46,101.08	920,775.84	731,404.48	189,372.36	79.43%
GCS GMP 2 - PROJECT COSTS							
Soft Costs							
	GMP 2 - DB Stage Personnel Costs	133,331	-	133,331	133,331	-	100.0%
	GMP 2 - DB General Conditions Cost	36,252	-	36,252	36,252	-	100.0%
Subtotal		169,583	-	169,583	169,583	-	100.0%
Hard Costs							
	GMP 2 - DB Design Services Fee	18,189	-	18,189	18,189	-	100.0%
	GMP 2 - DB Construction Stage Fee	20,212	-	20,212	20,212	-	100.0%
	GMP 2 - Subcontract Totals	936,799	29,765	966,565	927,565	39,002	96.0%
	GMP 2 - DB Contingency	30,426	-	30,426	30,426	-	100.0%
Subtotal		1,005,626	29,765	1,035,392	996,390	39,002	96.2%
GMP 2 - GRAND TOTAL		1,175,209.27	29,765.41	1,204,974.68	1,165,972.42	39,002.26	96.76%
GCS GMP 3 - PROJECT COSTS							
Soft Costs							
	GMP 3 - DB Stage Personnel Costs	141,174	-	141,174	141,174	-	100.0%
	GMP 3 - DB General Conditions Cost	36,252	-	36,252	36,252	-	100.0%
Subtotal		177,426	-	177,426	177,426	-	100.0%
Hard Costs							
	GMP 3 - DB Design Services Fee	72,537	-	72,537	72,537	-	100.0%
	GMP 3 - DB Construction Stage Fee	80,606	-	80,606	80,606	-	100.0%
	GMP 3 - Subcontract Totals	4,136,974	6,501	4,143,475	4,075,047	68,427	98.3%
	GMP 3 - DB Contingency	121,335	-	121,335	121,335	-	100.0%
Allowances							
	Light Pole Relocation Allowance	30,000	-	30,000	28,394	1,606	94.6%
	Underground Storm Repair Allowance	50,000	-	50,000	50,000	-	100.0%
	Security Camera & Monitoring Allowance	17,800	-	17,800	17,800	-	100.0%
Subtotal		4,509,252	6,501	4,515,753	4,445,720	70,034	98.4%
GMP 3 - GRAND TOTAL		4,686,678.06	0.00	4,693,178.87	4,623,145.63	70,033.68	98.51%
GCS GMP 5 - PROJECT COSTS							
Soft Costs							
	GMP 5 - DB Stage Personnel Costs	590,786	-	590,786	531,707	59,079	90.0%
	GMP 5 - DB General Conditions Cost	615,005	-	615,005	553,505	61,501	90.0%
Subtotal		1,205,791	-	1,205,791	1,085,212	120,579	90.0%
Hard Costs							
	GMP 5 - DB Design Services Fee	673,586	-	673,586	585,189	88,397	86.9%
	GMP 5 - DB Construction Stage Fee	748,522	-	748,522	636,244	112,278	85.0%
	GMP 5 - Subcontract Totals	37,341,886	819,015	38,160,901	36,986,271	1,174,630	96.9%
	GMP 5 - DB Contingency	1,126,740	-	1,126,740	771,919	354,821	68.5%
Allowances							
	Grind, Patch, Tooth, Infill Walls & Floors	70,000	-	70,000	70,000	-	100.0%
	Winter Protection	150,000	-	150,000	132,927	17,073	88.6%
	Site Security Cameras	68,000	-	68,000	39,692	28,308	58.4%
	Site Security Guard	256,000	-	256,000	243,168	12,832	95.0%
	Site Stabilization for Parking & Drives	35,000	-	35,000	-	35,000	0.0%
	Metal Deck Repair	15,000	-	15,000	2,680	12,320	17.9%
	Emergency Responder Radio	145,905	-	145,905	137,779	8,126	94.4%
	Hardware Modifications	20,000	-	20,000	2,807	17,193	14.0%
	Additional Building Permit Fees	94,978	-	94,978	94,978	-	100.0%
	Adjudication	100,000	-	100,000	75,504	24,496	75.5%
	FF&E	1,469,820	428,500	1,898,320	1,801,866	96,454	94.9%
Subtotal		42,315,437	1,247,515	43,562,953	41,581,024	1,981,929	95.5%
GMP 5 - GRAND TOTAL		43,521,228.36	1,247,515.15	44,768,743.51	42,666,235.41	2,102,508.10	95.30%
PROJECT TOTALS		52,346,769.08	1,573,381.64	53,926,651.53		2,401,416.40	95.55%
PROJECT EXPOSURES							
DB Contingency Exposures				Owner Contingency Exposures			
	Original Amount	1,301,643			Original Amount	202,082	
	Approved Change Orders	511,108			Approved Change Orders	686,844	
	Pending Change Orders	18,470			Pending Change Orders	10,072	
	Exposures	417,245			Exposures	(417,245)	
	Balance Remaining	354,821			Balance Remaining	(77,590)	

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 25
Report Through 2/13/2025

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	21,227	460,062.25	438,746	21,316.61	95.4%
Subtotal		438,835.25	21,227	460,062	438,746	21,317	95.4%
GMP 2							
	Subcontract Breakdown						
	02B Selective Demolition - Precision Environmental	497,999.48	24,874	522,873.56	497,957	24,916.75	95.2%
	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	153,815	3,836.23	97.6%
Subtotal		936,799.48	29,765	966,565	927,563	39,002	96.0%
GMP 3							
	Subcontract Breakdown						
	02C Building Demolition - Precision Environmental	1,393,595.00	6,501	1,400,095.81	1,358,966	41,129.84	97.1%
	22B Underground Plumbing - SPP Mechanical	425,040.00	-	425,040.00	414,715	10,325.48	97.6%
	23A HVAC Equipment - Gardiner	1,821,411.25	-	1,821,411.25	1,820,683	728.58	100.0%
	26B Electrical Equipment- Lakeland Electric	496,927.60	-	496,927.60	480,684	16,243.55	96.7%
Subtotal		4,136,973.85	6,501	4,143,475	4,075,047	68,427	98.3%
GMP 5							
	Subcontract Breakdown						
	03A&04A Concrete & Masonry - Miencorp Masonry	4,555,012.00	107,541	4,662,552.52	4,469,994	192,558.48	95.9%
	05A Steel - Livi Steel	1,688,224.59	127,280	1,815,504.85	1,681,870	133,634.62	92.6%
	06A Carpentry & Specialties - RFC	2,420,369.00	68,178	2,488,546.59	2,365,970	122,576.34	95.1%
	07A Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	(409,198)	3,864,172.29	3,764,188	99,984.69	97.4%
	08A Glass & Glazing - Environmental Glass	1,795,131.60	4,477	1,799,608.45	1,757,013	42,595.85	97.6%
	09A Interiors - The Ritenour Group	5,039,455.60	200,722	5,240,177.61	4,875,354	364,823.24	93.0%
	11A Food Service Equipment - Breckenridge Kitchen	564,362.75	(8,221)	556,141.55	522,315	33,826.48	93.9%
	12A Casework - Farnham Equipment	804,780.00	65,625	870,404.80	786,358	84,047.27	90.3%
	12B&12C Furniture - Martin Public Seating	1,801,866.13	1,263	1,803,128.83	1,537,355	265,773.36	85.3%
	21A Fire Protection - Fox Fire	769,355.80	66,798	836,153.35	770,978	65,175.61	92.2%
	22C Plumbing - E.B. Katz	1,509,499.20	174,681	1,684,180.02	1,545,964	138,215.77	91.8%
	23B HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	35,524	4,667,081.02	4,208,779	458,302.19	90.2%
	26C&28A Electrical & Technology - Lakeland Electric	6,183,765.70	336,474	6,520,239.20	5,822,950	697,289.13	89.3%
	32A Final Site Development - Mr. Excavator	3,107,002.40	47,873	3,154,875.85	2,877,183	277,693.34	91.2%
Subtotal		39,143,751.77	819,015.16	39,962,766.93	36,986,270.56	2,976,496.37	92.6%
PROJECT TOTALS		44,656,360.35	876,508.38	45,532,868.73	42,427,626.04	3,105,242.69	93.18%

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 25
Report Through 2/13/2025

DB Contingency Breakdown

	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	23,142	-	100.0%
GMP 2 DB Contingency	30,425.52	-	30,425.52	30,426	-	100.0%
GMP 3 DB Contingency	121,335.49	-	121,335.49	121,335	-	100.0%
GMP 5 DB Contingency	1,126,740.44	-	1,126,740.44	771,919	354,821.16	68.5%
Subtotal	1,301,643.21	-	1,301,643.21	946,822.05	354,821.16	72.7%

DB Contingency Grand Total	1,301,643.21	-	1,301,643.21	946,822.05	354,821.16	72.7%
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Approved Change Orders

Livi Steel	RCO #016 - Bulletin #7 - Steel Framing & Deck Infill	28,101.93
Castle Heating & Air	RCO #025 - Duct Leakage Testing	14,964.98
Livi Steel	RCO #031 - Bulletin #9 - Stairs, Skylight & Mics Steel Structural Changes	98,612.95
Ritenour Group	RCO #035 - Bulletin #6 - Finish Schedule Changes	35,080.76
Ritenour Group	RCO #044 - ASI #5 - Added Steel at Stairwells	18,512.33
Ritenour Group	RCO #047 - Paint Steel in Area 4 for Rooftop Unit	6,291.95
Mr. Excavator, E.B. Katz	RCO #049 - RFI 077 - Canopy Roof Drain & Tie in	10,996.57
Ritenour Group	RCO #052 - Bulletin #11 - Area 4 Added Chase Walls	7,899.28
GCS	RCO #063 - Damaged Insulation Replacement	1,640.11
GCS	RCO #068 - DB Contingency to Owners Contingency Transfer	104,311.16
GCS	RCO #071 - Window/Curtainwall Water Test	7,000.00
Ritenour Group	RCO #074 - Bulletin #19 - Additional Spray Foam	40,241.19
Lakeland	RCO #076 - Extend Concrete Pad for Trident Switch	2,063.87
Fox Fire	RCO #079 - Install Dry System at Courtyard & Main Entrance	66,797.55
Lakeland	RCO #080 - Overtime for Permanent Electrical Service	5,604.62
Ritenour Group	RCO #082 - Expansion Joint, Ceiling Grid & AVB	8,557.38
RFC	RCO #083 - Hollow Metal Door Frame Adjustments	3,927.40
RFC	RCO #086 - Gym Divider Curtian Change	7,065.00
Livi Steel	RCO #087 - Remove & Relocate Beam Clips Above Conference Room	1,789.44
Lakeland Electric	RCO #088 - New Light Fixtures at Exposed Ceilings	4,740.68
Ritenour Group	RCO #089 - Wall Above Window between Corridor & Cafeteria	5,042.49
Willham Roofing	RCO #090 - Z-Furring Discrepancy at North Elevation	2,311.17
RFC	RCO #091 - North Elevation & Courtyard Wood Blocking	5,724.00
Lakeland	RCO #092 - OT for Removal of Temp Power & Finish Lighting in 2nd Floor	2,384.86
Mr. Excavator	RCO #102 - Clean North Driveway for Asphalt Paving	1,049.12
Ritenour Group	RCO #103 - OT for 2nd Floor & Main Entrance Ceiling	1,616.20
Ritenour Group	RCO #105 - Sealed Concrete to ArmorSeal	5,999.46
RFC	RCO #106 - Reworked Existing Steel Columns	12,781.41

Subtotal	511,107.86
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Pending Change Orders

Ritenour	RCO #098 - Bulletin #13 & RFI 183 - Roof Drain Pipe Box Out	1,757.21
Ritenour	RCO #116 - Grinding & Prepping Main Vestibule Floor	4,644.58
Miencorp	RCO #117 - Misc. Wall Patching on 2nd Floor	3,203.71
RFC	RCO #118 - Extra Dispenser, Soap Dispenser & Mop Holder	986.00
RFC	RCO #120 - Added (6) Trim Rings to AED Cabinets	1,099.91
Ritenour	RCO #123 - Bulletin #26 Added Acoustical Panels in Drawing Terrace	6,778.16

Subtotal	18,469.57
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Exposures

GCS	RCO #104 - DB Contingency to Owners Contingency Transfer #2	417,244.62
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Subtotal	417,244.62
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DB Contingency Remaining	354,821.16
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PROJECT COST REPORT (Continued)

Thru GCS Payment Application No.		25				
Report Through		2/13/2025				
Owner Contingency Breakdown						
		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
	Original Scheduled Value					
GMP 1 Owner Contingency	26,224.94	-	26,224.94	26,225	-	100.0%
GMP 2 Owner Contingency	35,256.28	-	35,256.28	35,256	-	100.0%
GMP 3 Owner Contingency	140,600.34	-	140,600.34	140,600	-	100.0%
GMP 5 Owner Contingency	-	-	-	-	-	0.0%
Subtotal	202,081.56	-	202,081.56	202,081.56	-	100.0%
Owner Contingency Grand Total						
	202,081.56	-	202,081.56	202,081.56	-	100.00%
Approved Change Orders						
Q2B - Precision Environmental	RCO #001 - Bulletin #1 - Tree Removal & Temporary Protection		25,946.44			
Q2C - Precision Environmental	RCO #005 - Bulletin #2 - Structural Modifications		6,781.07			
Mr. Excavator	RCO #007 - Bulletin #3 - Civil Modifications		2,493.99			
Lakeland, Castle	RCO #008 - Bulletin #4 & Bulletin 5 - Modifications		47,005.63			
E.B. Katz	RCO #009 - Bulletin #7 & Bulletin 4 - Add Water, Gas, Sanitary Lines & Plumbing Credit		70,909.47			
Miencorp, Farnham, Mr. Excavator	RCO #010 - Bulletin #6 - Casework, Structural & Civil Changes		43,037.00			
Miencorp	RCO #012 - RFI 052 - Waterproof Stair B Footer		9,104.80			
E.B. Katz	RCO #013 - RFI 029 & RFI 040 - ADA Sinks & Bubbler Replacement		1,792.57			
Miencorp, RFC, Willham, Farnham, Castle, Lakeland	RCO #020 - Bulletin #7 - Science Lab Room Changes		30,110.76			
Miencorp	RCO #021 - ASI #3 - CMU Walls at Dining Room		3,908.69			
AVG	RCO #023 - Additional Building Permit Fees		24,622.24			
E.B. Katz, Miencorp	RCO #024 - Storm Pipe Replacement & CMU Repairs		7,343.30			
Ritenour Group	RCO #027 - RFI 084 - Shaft Wall Width Increase & RFI 090 New Wall		28,077.97			
RFC	RCO #028 - RFI 092 - Wheelchair Lift Opening Credit & Bulletin 7		805.10			
Lakeland	RCO #030 - Bulletin #8 - Clevertouch Monitors & Wireless Access Points		126,833.05			
Farnham Equipment	RCO #034 - Bulletin #7 - Casework & Science Tops		44,439.90			
Mr. Excavator	RCO #036 - Bulletin #8 - New Playground Equipment		6,921.80			
E.B. Katz	RCO #037 - Bulletin #8 - Hot Water Returns & Cleanouts		15,007.16			
Ritenour Group	RCO #038 - Epoxy Flooring @ Kitchen Corridor & Storage		12,422.52			
Miencorp, Ritenour Group	RCO #041 - Art Room Structural Changes		11,321.59			
Martin Public Seating	RCO #042 - Bulletin #10 - Furniture Tables		1,317.14			
Willham Roofing	RCO #045 - Metal Panels Finish Coat Charge		16,443.61			
Breckenridge Kitchen	RCO #048 - Remove Plastic Laminate on Serving Counters Credit		(8,575.63)			
Ritenour Group	RCO #051 - Bulletin #11 - Perimeter Angle at Exterior of Building		11,737.58			
Lakeland	RCO #054 - ASI #6 - Video Monitor Relocation		4,327.97			
Ritenour Group, Miencorp	RCO #055 - Bulletin #9 - Rework Wall at Library & Install Tube Steel at Stairwells		2,868.16			
E.B. Katz/Mr. Excavator	RCO #056 - Bulletin #13 - Area 4 Roof Drains		19,323.50			
E.B. Katz/Ritenour	RCO #058 - Bulletin #14 - Water Connection to Icemakers & Column Enclosures		9,407.27			
RFC	RCO #059 - Bulletin #14 - (1) New Refrigerator		1,972.12			
RFC	RCO #060 - RFI 151 - Marker Board Credit		(2,228.09)			
Ritenour Group	RCO #061 - Additional Wall Tile in Boy Restrooms		9,633.98			
Mr. Excavator	RCO #065 - Bulletin #16 Rev1 - Updated PK-K Playground Equipment		26,421.41			
Ritenour	RCO #066 - Bulletin #17 - Terrace Mural Wall Finish		1,596.78			
Ritenour, Livi Steel	RCO #067 - Bulletin #18 - Revised Canopy Wall Connection		2,050.31			
GCS	RCO #068 - DB Contingency to Owners Contingency Transfer		(104,311.16)			
Ritenour	RCO #069 - 1st Floor Shaft Ceiling		4,013.40			
E.B. Katz	RCO #073 - Copper Pipe Replacement		2,877.00			
RFC	RCO #078 - Vinyl Decal Size Change		1,830.66			
RFC	RCO #081 - (2) New Locker Room Signage		356.22			
Miencorp	RCO #084 - Waterproof Basement Storage Room #001		4,764.85			
Castle,Lakeland	RCO #093 - Bulletin #20 - Mechanical & Electrical Changes		13,517.76			
Lakeland	RCO #094 - Bulletin #21 - Add Dry Sprinkler to Fire Alarm System		9,443.16			
Lakeland	RCO #095 - Bulletin #22 - (34) Halo Ceiling Sensors		99,341.70			
RFC	RCO #096 - Bulletin #23 - Sprinkler Riser Cages		40,431.00			
Lakeland	RCO #097 - Bulletin #24 - (10) CleverTouch Monitors Swap		42,406.17			
Ritenour, RFC	RCO #100 - Infill, Patch, Caulk & Paint		289.56			
Mr. Excavator	RCO #111 - Alternate #2 - Water Vault Credit		(14,749.60)			
RFC	RCO #113 - (8) Additional Kitchen Accessories		1,556.01			
Lakeland Electric	RCO #114 - (2) OpenGate Detectors Credit		(36,717.53)			
Lakeland Electric	RCO #115 - (2) Added Halo Sensors in Dining Area		6,613.71			
Subtotal			686,844.07			
Pending Change Orders						
GCS	RCO #108 - Basement Radon Test		260.78			
RFC	RCO #110 - (3) Cafeteria Coiling Door Switches		431.33			
Martin Public Seating	RCO #119 - Added Furniture to Hearing Clinic		4,797.45			
Lakeland	RCO #122 - Meraki Core Switch Upgrade		5,844.39			
E.B. Katz	RCO #124 - Science Room Fixtures Credit		(1,261.79)			
Subtotal			10,072.16			
Exposures						
GCS	RCO #104 - DB Contingency to Owners Contingency Transfer #2		(417,244.62)			
Subtotal			(417,244.62)			
Owner Contingency Remaining			(77,590.05)			

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 25
Report Through 2/13/2025

Allowance Breakdown

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

		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
	Original Scheduled Value					
GCS GMP 3	Allowance Breakdown					
	Light Pole Relocation Allowance	30,000.00	-	30,000.00	28,394	94.6%
	Underground Storm Repair Allowance	50,000.00	-	50,000.00	50,000	100.0%
	Security Camera & Monitoring Allowance	17,800.00	-	17,800.00	17,800	100.0%
Subtotal		97,800.00	-	97,800.00	96,193.77	98.4%

		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
	Original Scheduled Value					
GCS GMP 5	Allowance Breakdown					
	Grind, Patch, Tooth, Infill Walls & Floors	70,000.00	-	70,000.00	70,000	100.0%
	Winter Protection	150,000.00	-	150,000.00	132,927	88.6%
	Site Security Cameras	68,000.00	-	68,000.00	39,692	58.4%
	Site Security Guard	256,000.00	-	256,000.00	243,168	95.0%
	Site Stabilization for Parking & Drives	35,000.00	-	35,000.00	-	0.0%
	Metal Deck Repair	15,000.00	-	15,000.00	2,680	17.9%
	Emergency Responder Radio	145,905.00	-	145,905.00	137,779.12	94.4%
	Hardware Modifications	20,000.00	-	20,000.00	2,807	14.0%
	Additional Building Permit Fees	94,978.00	-	94,978.00	94,978	100.0%
	Adjudication	100,000.00	-	100,000.00	75,503.52	75.5%
	FF&E	1,469,820.00	428,500	1,898,319.99	1,801,866	94.9%
Subtotal		2,424,703.00	428,499.99	2,853,202.99	2,601,400.45	91.2%

Allowances Grand Total	2,714,503.00	428,499.99	3,143,002.99	2,746,412.55	396,590.44	87.38%
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Approved Change Orders						
Precision Environmental	RCO #002 - Unforeseen Hazardous Material	21,227.00				
GPRS, CPP, Lewis Land, Pro-Vigil	RCO #003 - Sewer Videos, Light Pole Relocation & Security Cameras	36,175.82				
Lakeland Electric, E.B Katz	RCO #004 - HVAC & Electrical Abatement Support	4,891.33				
Pro-Vigil	RCO #006 - OCT, NOV & DEC Security Camera Invoices	11,836.02				
Design Builder	RCO #011 - Winter Protection	97,321.20				
RFC	RCO #017 - Door Hardware Hinge Width Change	2,807.25				
MienCorp	RCO #018 - Grind, Patch, Infill Walls Allowance Usage	61,249.40				
Pro-Vigil	RCO #019 - JAN, FEB & MAR Security Camera Invoices	11,836.02				
William Roofing	RCO #022 - ACM Panelworkx Substitution Credit			(428,499.99)		
AVG	RCO #023 - GMP 5 Additional Building Permit Fees	94,978.00				
E.B. Katz, MienCorp	RCO #024 - Storm Pipe Replacement & CMU Repairs	11,560.20				
E.B. Katz	RCO #029 - RFI 086 - Existing Water Main Pipe Relocation	38,439.80				
Design Builder	RCO #033 - Winter Protection Allowance Usage #2	24,233.67				
Pro-Vigil	RCO #039 - APR, MAY, JUN & JUL Security Camera Invoices	15,781.36				
Martin Public Seating	RCO #040 - Building Furniture Allowance Usage	1,801,866.13				
William Roofing	RCO #046 - Metal Deck Replacement	2,679.60				
Everstream	RCO #050 - Everstream Fiber Relocation	21,617.57				
Pro-Vigil, LEMS	RCO #057 - Site Security Cameras & Guard	57,166.19				
Castle, RFC	RCO #064 - Temporary HVAC Protection & Transformers	8,191.00				
Pro-Vigil, LEMS	RCO #070 - Site Security Cameras & Guard Usage #2	39,480.75				
Pro-Vigil, LEMS	RCO #072 - Site Security Cameras & Guard Usage #3	56,676.00				
LEMS	RCO #099 - Site Security Guard Usage #4	45,696.00				
Ritenour, RFC	RCO #100 - Infill, Patch, Caulk & Paint	8,750.60				
RFC	RCO #101 - Remove Barricades	3,181.00				
RFC, Ritenour	RCO #109 - Bulletin #25 Rev.1 - Fire Rated Doors	75,503.52				
Lakeland Electric	RCO #112 - Emergency Responder Radio System	137,779.12				
Subtotal		2,690,925				
Pending Change Orders						
LEMS	RCO #107 - Site Security Guard Usage #5	48,144.00				
Subtotal		48,144.00				
Exposures						
LEMS	RCO #121 - Site Security Guard Usage #6	7,344.00				
Subtotal		7,344.00				
Allowances Grand Total Remaining			396,590.44			

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 25
Report Through 2/13/2025

LFI Breakdown

		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 LFI	Original Scheduled Value					
	-	-	-	-	-	0.0%
Subtotal	-	-	-	-	-	0.0%
GMP 2 LFI	Original Scheduled Value					
	-	-	-	-	-	0.0%
Subtotal	-	-	-	-	-	0.0%
GMP 3 LFI	Original Scheduled Value					
Exterior Brick and Block Demolition	857,000.00	-	857,000.00	857,000.00	-	100.0%
UV Irradiation System	118,750.00	-	118,750.00	118,750.00	-	100.0%
Security Cameras	17,800.00	-	17,800.00	17,800	-	100.0%
Power Lines and Poles for the Security Cameras	21,800.00	-	21,800.00	21,800	-	100.0%
Subtotal	1,015,350.00	-	1,015,350.00	1,015,350.00	-	100.0%
GMP 5 LFI	Original Scheduled Value					
Security Cameras	68,000.00	-	68,000.00	39,692	28,308	58.4%
Security Guard	256,000.00	-	256,000.00	243,168	12,832	95.0%
Exterior Masonry Walls	2,526,166.36	-	2,526,166.36	2,526,166	-	100.0%
Alt. 1 - Security Glazing	182,586.60	-	182,586.60	182,587	-	100.0%
Subtotal	3,032,752.96	-	3,032,752.96	2,991,612.92	41,140.04	98.6%
LFI Grand Total	4,048,102.96	-	4,048,102.96	4,006,962.92	41,140.04	98.98%

ANALYSIS OF DBE PARTICIPATION

Committed Values as of

2/12/2025

** 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	\$ 68,500.00	100%
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	\$ 716,000.00	100%
08A - Environmental Glass	\$ 1,795,131.60	25%	\$ 448,782.90	\$ 448,782.00	100%
09A - The Ritenour Group	\$ 5,039,455.60	15%	\$ 755,918.34	\$ 755,918.34	100%
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%	\$ 293,200.00	\$ 293,200.00	100%
26A - Lakeland Electric	\$ 154,934.00	100%	\$ 154,934.00	\$ 153,814.85	99%
26B - Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 480,684.05	97%
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%	\$ 4,031,526.10	\$ 4,014,162.50	100%

CONSTRUCTION TRADES COMMITMENT

Tracking through: February 12, 2025

Company	CMSD Grad Hrs Pledged	CMSD Grad Hrs to Date
DB - CMSD Graduate		96
02A - Precision Environmental	-	55
02B - Precision Environmental	775	-
02C - Precision Environmental	-	173
03A/04A - Miencorp Masonry	-	837
05A - Livi Steel	-	-
06A - RFC Contracting	-	-
07A - Willham Roofing	-	743
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	573
26A - Lakeland Electric	-	-
26B - Lakeland Electric	100	66
26C/28A - Lakeland Electric	-	1,283
32A - Mr. Excavator	-	-
Totals	4,639	3,793

Hours Required to Meet Program	16,821
Grad Hours to Date	3,793
Grad Hours Remaining	13,028

WORKFORCE PARTICIPATION TRACKING LOG

DB - CMSD Graduate					
	96.00	Total Hours			
Male	0.00	0%	White or Caucasian	0.00	0%
Female	96.00	100%	Black or African American	0.00	0%
Resident	96.00	100%	Hispanic or Latino	96.00	100%
Graduate	96.00	100%	Other	0.00	0.0%

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					
	33102.48	Total Hours			
Male	31095.48	94%	White or Caucasian	29082.35	88%
Female	2007.00	6%	Black or African American	4020.13	12%
Resident	4456.00	13%	Hispanic or Latino	0.00	0%
Graduate	836.50	3%	Other	0.00	0%

05A - Livl Steel					
	7385.30	Total Hours			
Male	7332.30	99%	White or Caucasian	6847.80	93%
Female	0.00	0%	Black or African American	388.50	5%
Resident	145.00	2%	Hispanic or Latino	84.00	1%
Graduate	0.00	0%	Other	0.00	0%

06A - RFC Contracting					
	5820.50	Total Hours			
Male	5756.50	99%	White or Caucasian	4872.50	84%
Female	64.00	1.1%	Black or African American	8.00	0.1%
Resident	1482.50	25%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

07A - Willham Roofing					
	10417.00	Total Hours			
Male	10417.00	100%	White or Caucasian	9052.70	87%
Female	0.00	0%	Black or African American	1364.30	13%
Resident	1345.80	13%	Hispanic or Latino	0.00	0%
Graduate	743.30	7%	Other	0.00	0%

08A - Environmental Glass					
	3140.80	Total Hours			
Male	3140.80	100%	White or Caucasian	3140.80	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%

09A - The Ritenour Group					
	29507.70	Total Hours			
Male	27985.70	95%	White or Caucasian	23066.70	78%
Female	1119.00	4%	Black or African American	2606.00	8.8%
Resident	1269.00	4%	Hispanic or Latino	3432.00	11.6%
Graduate	63.50	0.2%	Other	0.00	0%

11A - Breckenridge Kitchen					
	128.00	Total Hours			
Male	128.00	100%	White or Caucasian	128.00	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%

12A - Farnham Equipment					
	3516.00	Total Hours			
Male	3441.00	98%	White or Caucasian	3067.00	87%
Female	0.00	0%	Black or African American	374.00	11%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

	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					
	3488.00	Total Hours			
Male	3488.00	100%	White or Caucasian	144.00	4%
Female	0.00	0%	Black or African American	3344.00	96%
Resident	404.00	12%	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					
	11228.50	Total Hours			
Male	11212.50	100%	White or Caucasian	10578.50	94%
Female	16.00	0.1%	Black or African American	650.00	6%
Resident	3911.00	35%	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					
	12282.60	Total Hours			
Male	12226.60	100%	White or Caucasian	9074.80	74%
Female	48.00	0.4%	Black or African American	803.60	7%
Resident	876.20	7%	Hispanic or Latino	1829.60	15%
Graduate	573.00	5%	Other	566.60	5%

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					
	564.50	Total Hours			
Male	564.50	100%	White or Caucasian	564.50	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	66.00	12%	Hispanic or Latino	0.00	0%
Graduate	66.00	12%	Other	0.00	0%

26C/28A - Lakeland Electric					
	27095.50	Total Hours			
Male	25362.50	94%	White or Caucasian	26038.50	96%
Female	1733.00	6%	Black or African American	48.00	0.2%
Resident	6583.00	24%	Hispanic or Latino	985.00	4%
Graduate	1283.00	5%	Other	24.00	0%

32A - Mr. Excavator					
	3157.50	Total Hours			
Male	2997.50	95%	White or Caucasian	2987.00	95%
Female	160.00	5%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	170.50	5%
Graduate	0.00	0%	Other	0.00	0%

Gallagher Project					
	165604.38	Total Hours			
Male	158307.38	96%	White or Caucasian	137192.15	83%
Female	6758.00	4%	Black or African American	14462.53	9%
Resident	22194.50	13%	Hispanic or Latino	11844.10	7%
Graduate	3888.80	2%	Other	614.60	0.4%

BUILDING BREAKOUT

Gallagher PK-8 Site Plan Notes

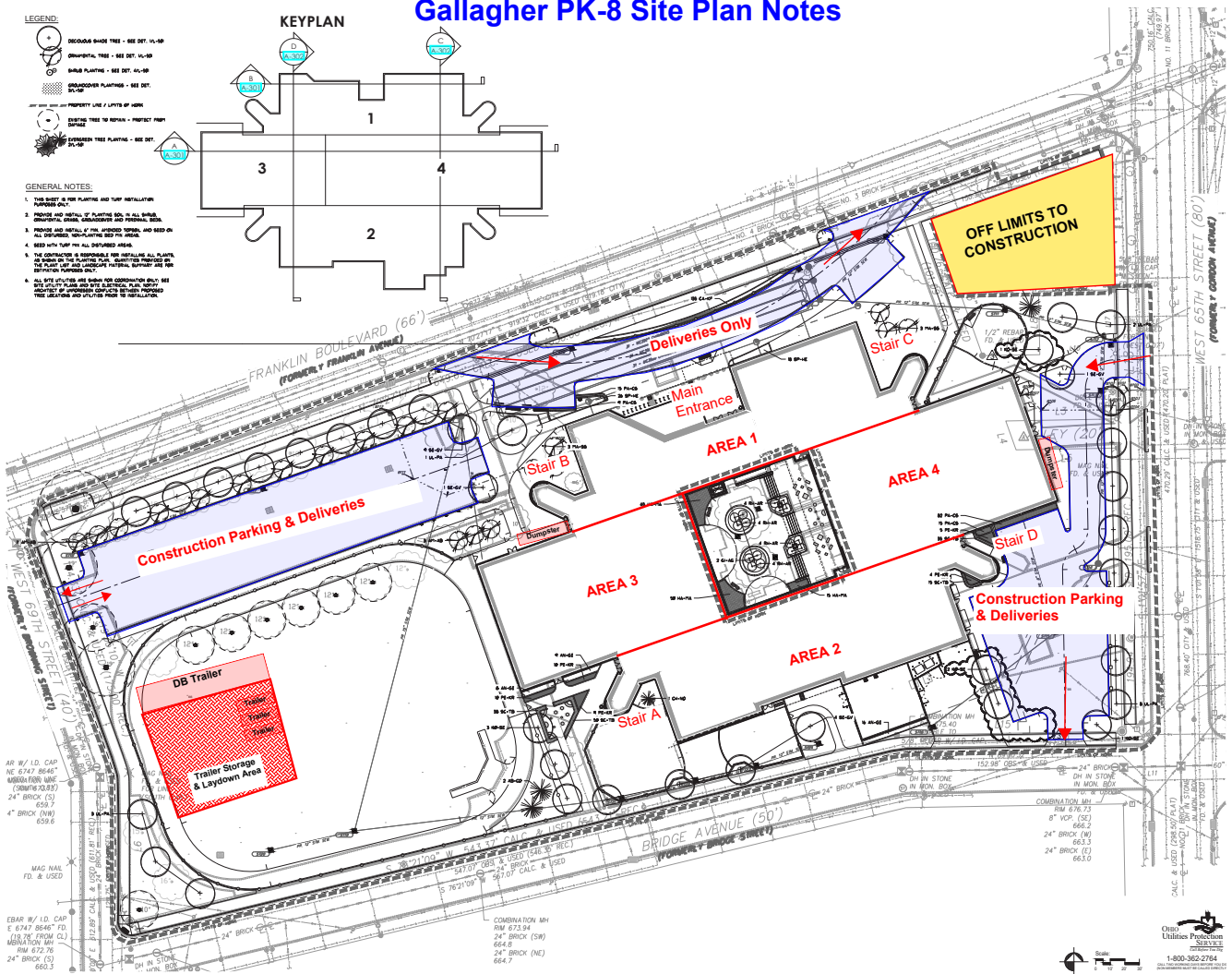
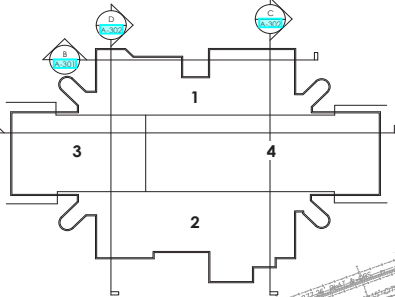
LEGEND:



GENERAL NOTES:

- THIS SITE IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
- REMOVE AND INSTALL OF PLANTING SOIL IN ALL BUILDING, ORNAMENTAL, BUILDING, LANDSCAPE AND PLANTING AREAS.
- REMOVE AND INSTALL OF THE EXISTING TOPSOIL AND SOIL IN ALL EXISTING PLANTING AREAS.
- SEED WITH TURF IN ALL DISTURBED AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTING, TOPSOIL, AND LANDSCAPE MATERIALS, AND FOR THE REPAIR OF ANY DAMAGE TO EXISTING PLANTING.
- ALL SITE UTILITIES AND BUILDING FOR CONSTRUCTION SHALL BE IDENTIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND BUILDING FOR CONSTRUCTION.

KEYPLAN



#	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
195	Water Line Backflow Monitor	Open	Greenspace Constr...	Rini, Tim (Greenspace Construction Services, LLC)	Lochner, Ken (Arc... Weiss, Thomas (Le... Sullivan, Erin (O... James, Amy (Osbor...	02/10/2025	Alesi Osorio	02/17/2025		Osorio, Alesi (Gr...		TBD		TBD

PROGRESS PHOTOS

