JOSEPH M. GALLAGHER
PROJECT STATUS REPORT
MARCH 2025

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

CLEVELAND METROPOLITAN SCHOOL DISTRICT

OFCC
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.

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 complete. AED cabinet rings will be installed when they arrive.
- The canopy metal panels is complete.
- Installation of interior glass is complete.
- All other flooring is complete.
- The kitchen inspection took place and the county has issued the certificate.
- Casework is complete. Window sills are complete. The nooks for the library are installed.
- The furniture is complete on all floors. Punchlist items are on order.
- Fire protection is complete.
- The plumber hooked up the 4 refrigerators to the water line.
- The HVAC testing and balancing continues.
- The electrician is finishing camera installation and access control inside the building.
- 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 all three floors including stairwells.
- All building inspections are complete.
- The building security has been activated.

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. **26**
Report Through 3/13/2025

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%
	Unforseen & 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	927,563	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	561,247	29,539	95.0%
	GMP 5 - DB General Conditions Cost	615,005	-	615,005	553,505	61,501	90.0%
Subtotal		**1,205,791**	**-**	**1,205,791**	**1,114,751**	**91,040**	**92.4%**
	Hard Costs						
	GMP 5 - DB Design Services Fee	673,586	-	673,586	644,222	29,364	95.6%
	GMP 5 - DB Construction Stage Fee	748,522	-	748,522	671,231	77,291	89.7%
	GMP 5 - Subcontract Totals	37,341,886	1,864,711	39,206,597	38,458,972	747,625	98.1%
	GMP 5 - DB Contingency	1,126,740	-	1,126,740	796,107	330,633	70.7%
	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	258,672	(2,672)	101.0%
	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**	**2,293,211**	**44,608,649**	**43,187,437**	**1,421,212**	**96.8%**
GMP 5 - GRAND TOTAL		**43,521,228.36**	**2,293,211.43**	**45,814,439.79**	**44,302,188.07**	**1,512,251.72**	**96.70%**
PROJECT TOTALS		**52,346,769.08**	**2,619,077.92**	**54,972,347.81**		**1,811,160.02**	**96.71%**

PROJECT EXPOSURES

DB Contingency Exposures		**Owner Contingency Exposures**	
Original Amount	1,301,643	Original Amount	202,082
Approved Change Orders	529,577	Approved Change Orders	696,916
Pending Change Orders	19,528	Pending Change Orders	-
Exposures	421,905	Exposures	(407,245)
Balance Remaining	**330,633**	**Balance Remaining**	**(87,590)**

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. **26**
Report Through 3/13/2025

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	**110,744**	4,665,756.23	**4,541,523**	124,233.48	97.3%
05A	Steel - Livi Steel	1,688,224.59	**127,280**	1,815,504.85	**1,732,516**	82,988.37	95.4%
06A	Carpentry & Specialties - RFC	2,420,369.00	**165,687**	2,586,055.72	**2,522,691**	63,365.18	97.5%
07A	Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	**406,887**	4,680,256.54	**3,790,011**	890,246.04	81.0%
08A	Glass & Glazing - Environmental Glass	1,795,131.60	**4,477**	1,799,608.45	**1,782,264**	17,344.60	99.0%
09A	Interiors - The Ritenour Group	5,039,455.60	**216,103**	5,255,558.14	**4,984,650**	270,908.34	94.8%
11A	Food Service Equipment - Breckenridge Kitchen	564,362.75	**(8,221)**	556,141.55	**553,357**	2,784.48	99.5%
12A	Casework - Farnham Equipment	804,780.00	**65,625**	870,404.80	**791,376**	79,028.71	90.9%
12B&12C	Furniture - Martin Public Seating	1,801,866.13	**5,862**	1,807,728.00	**1,694,036**	113,692.03	93.7%
21A	Fire Protection - Fox Fire	769,355.80	**66,798**	836,153.35	**797,133**	39,020.06	95.3%
22C	Plumbing - E.B. Katz	1,509,499.20	**174,681**	1,684,180.02	**1,623,195**	60,985.02	96.4%
23B	HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	**35,524**	4,667,081.02	**4,381,718**	285,363.10	93.9%
26C&28A	Electrical & Technology - Lakeland Elecric	6,183,765.70	**445,393**	6,629,158.69	**6,387,320**	241,838.57	96.4%
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**	**1,864,711.44**	**41,008,463.21**	**38,458,971.89**	**2,549,491.32**	**93.8%**
PROJECT TOTALS		**44,656,360.35**	**1,922,204.66**	**46,578,565.01**	**43,900,327.37**	**2,678,237.64**	**94.25%**

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. **26**
Report Through 3/13/2025

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	**796,107**	330,632.96	70.7%
Subtotal	**1,301,643.21**	**-**	**1,301,643.21**	**971,010.25**	**330,632.96**	**74.6%**
DB Contingency Grand Total	**1,301,643.21**	**-**	**1,301,643.21**	**971,010.25**	**330,632.96**	**74.6%**

Approved Change Orders		
Livi Steel	RCO #016 - Bulletin #7 - Steel Framing & Deck Infill	28,101.93
Castle Heating & Air	RCO #025 - Duct Leakage Testng	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
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		**529,577.43**
Pending Change Orders		
RFC	RCO #126 - Built-In Locks for Lockers	16,634.00
E.B. Katz	RCO #127 - WaterSaver Eyewash Station	1,521.25
Mr. Excavator	RCO #128 - RFI 195 - Tamper Switch	1,372.59
Subtotal		**19,527.84**
Exposures		
GCS	RCO #104 - DB Contingency to Owners Contingency Transfer #2	417,244.62
RFC/Ritenour	RCO #125 - Bulletin #29 - Canopy Signage & Expansion Covers	4,660.36
Subtotal		**421,904.98**
DB Contingency Remaining		**330,632.96**

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. **26**
Report Through 3/13/2025

Owner Contingency Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 Owner Contingency	26,224.94	-	26,224.94	**26,225**	-	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			
	02B - Precision Environmental	RCO #001 - Bulletin #1 - Tree Removal & Temporary Protection		25,946.44
	02C - 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 Sprkinkler 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
	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				**696,916.23**
	Pending Change Orders			
Subtotal				-
	Exposures			
	GCS	RCO #104 - DB Contingency to Owners Contingency Transfer #2		(417,244.62)
	Farnham, RFC	RCO #129 - Bulletin 29 - Added wayfinding signage, cabinets & tops	ROM	10,000.00
Subtotal				**(407,244.62)**
Owner Contingency Remaining				**(87,590.05)**

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. **26**
Report Through 3/13/2025

Allowance Breakdown

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

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 3	**Allowance Breakdown**						
	Light Pole Relocation Allowance	30,000.00	-	30,000.00	**28,394**	1,606.23	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**	**1,606.23**	**98.4%**

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
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**	17,073.13	88.6%
	Site Security Cameras	68,000.00	-	68,000.00	**39,692**	28,308.04	58.4%
	Site Security Guard	256,000.00	-	256,000.00	**258,672**	(2,672.00)	101.0%
	Site Stabilization for Parking & Drives	35,000.00	-	35,000.00	**-**	35,000.00	0.0%
	Metal Deck Repair	15,000.00	-	15,000.00	**2,680**	12,320.40	17.9%
	Emergency Responder Radio	145,905.00	-	145,905.00	137,779.12	8,125.88	94.4%
	Hardware Modifications	20,000.00	-	20,000.00	**2,807**	17,192.75	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	24,496.48	75.5%
	FF&E	1,469,820.00	**428,500**	1,898,319.99	**1,801,866**	96,453.86	94.9%
Subtotal		**2,424,703.00**	**428,499.99**	**2,853,202.99**	**2,616,904.45**	**236,298.54**	**91.7%**
Allowances Grand Total		**2,714,503.00**	**428,499.99**	**3,143,002.99**	**2,761,916.55**	**381,086.44**	**87.88%**

	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	
	Willham 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	
	Willham Roofing	RCO #046 - Metal Deck Replacement	2,679.60	
	Everstream	RCO #050 - Everstream Fiber Relocation	21,617.57	
	Pro-Vigil, LEMS	RCO #057 - Site Secuirty Cameras & Guard	57,166.19	
	Castle, RFC	RCO #064 - Temporary HVAC Protection & Transformers	8,191.00	
	Pro-Vigil, LEMS	RCO #070 - Site Secuirty Cameras & Guard Usage #2	39,480.75	
	Pro-Vigil, LEMS	RCO #072 - Site Secuirty Cameras & Guard Usage #3	56,676.00	
	LEMS	RCO #099 - Site Secuirty 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	
	LEMS	RCO #107 - Site Security Guard Usage #5	48,144.00	
Subtotal			**2,739,069**	
	Pending Change Orders			
Subtotal			-	
	Exposures			
	LEMS	RCO #121 - Site Security Guard Usage #6	22,848.00	
Subtotal			**22,848.00**	
Allowances Grand Total Remaining			**381,086.44**	

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. **26**
Report Through 3/13/2025

LFI Breakdown

GMP 1 LFI		**Original Scheduled Value**	**Changes to Date**	**Revised Scheduled Value**	**Completed to Date**	**Balance to Complete**	**% Complete**
		-	-	-	-	-	0.0%
Subtotal		**-**	**-**	**-**	**-**	**-**	**0.0%**

GMP 2 LFI		**Original Scheduled Value**	**Changes to Date**	**Revised Scheduled Value**	**Completed to Date**	**Balance to Complete**	**% Complete**
		-	-	-	-	-	0.0%
Subtotal		**-**	**-**	**-**	**-**	**-**	**0.0%**

GMP 3 LFI		**Original Scheduled Value**	**Changes to Date**	**Revised Scheduled Value**	**Completed to Date**	**Balance to Complete**	**% Complete**
	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**	**Changes to Date**	**Revised Scheduled Value**	**Completed to Date**	**Balance to Complete**	**% Complete**
	Security Cameras	68,000.00	-	68,000.00	39,692	28,308	58.4%
	Security Guard	256,000.00	-	256,000.00	258,672	(2,672)	101.0%
	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**	**3,007,116.92**	**25,636.04**	**99.2%**

LFI Grand Total	**4,048,102.96**	**-**	**4,048,102.96**	**4,022,466.92**	**25,636.04**	**99.37%**

ANALYSIS OF DBE PARTICIPATION

Committed Values as of **3/13/2025** **** Does not include change orders****

Primary Subcontractor	Original Subcontracted Value	DBE Commited %	DBE Commited 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	$ 154,934.00	100%
26B - Lakeland Electric	$ 496,927.60	100%	$ 496,927.60	$ 496,927.60	100%
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	$ 4,031,525.20	100%

CONSTRUCTION TRADES COMMITMENT

Tracking through: March 13, 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	33134.48 Total Hours				
Male	31127.48	94%	White or Caucasian	29114.35	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 - Livi 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	6725.00 Total Hours				
Male	6637.00	99%	White or Caucasian	5048.50	75%
Female	88.00	1.3%	Black or African American	8.00	0.1%
Resident	1562.50	23%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

07A - Willham Roofing	10495.50 Total Hours				
Male	10495.50	100%	White or Caucasian	9131.20	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	3260.80 Total Hours				
Male	3260.80	100%	White or Caucasian	3260.80	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	32445.20 Total Hours				
Male	31062.20	96%	White or Caucasian	25344.70	78%
Female	1343.00	4%	Black or African American	2798.00	8.6%
Resident	1566.50	5%	Hispanic or Latino	3662.50	11.3%
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	4594.00 Total Hours				
Male	4594.00	100%	White or Caucasian	3641.00	79%
Female	0.00	0%	Black or African American	512.00	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	3656.00 Total Hours				
Male	3656.00	100%	White or Caucasian	144.00	4%
Female	0.00	0%	Black or African American	3512.00	96%
Resident	404.00	11%	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	11690.50 Total Hours				
Male	11594.50	99%	White or Caucasian	10960.50	94%
Female	16.00	0.1%	Black or African American	650.00	6%
Resident	4053.00	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	12260.60 Total Hours				
Male	12204.60	100%	White or Caucasian	9084.80	74%
Female	48.00	0.4%	Black or African American	803.60	7%
Resident	876.20	7%	Hispanic or Latino	1797.60	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%

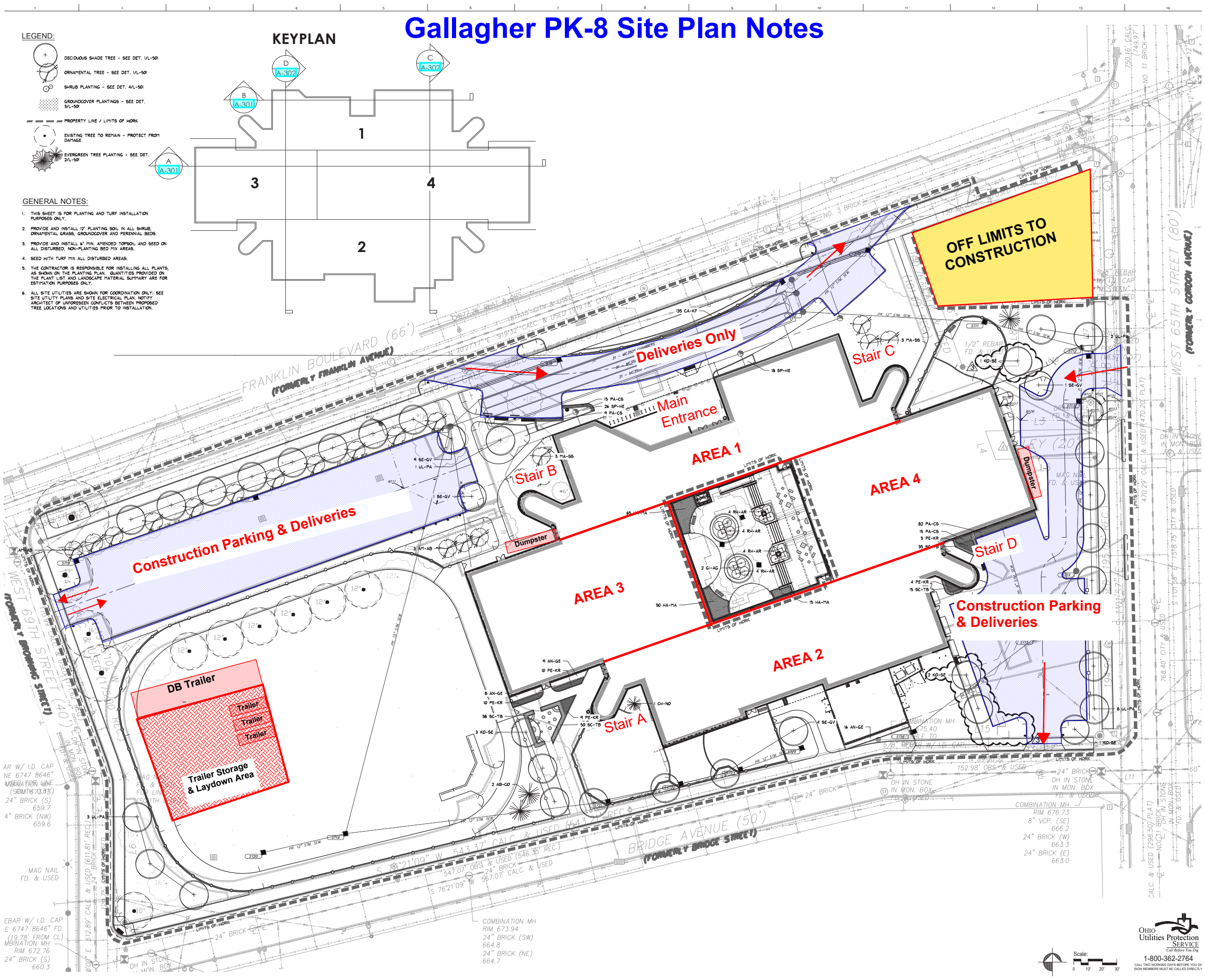
26B - Lakeland Electric	564.50 Total Hours				
Male	564.50	100%	White or Caucasian	564.50	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	66.00	12%	Hispanic or Latino	0.00	0%
Graduate	66.00	12%	Other	0.00	0%

26C/28A - Lakeland Electric	27874.50 Total Hours				
Male	26013.50	93%	White or Caucasian	26817.50	96%
Female	1861.00	7%	Black or African American	48.00	0.2%
Resident	6587.00	24%	Hispanic or Latino	985.00	4%
Graduate	1283.00	5%	Other	24.00	0%

32A - Mr. Excavator	3192.50 Total Hours				
Male	3032.50	95%	White or Caucasian	3022.00	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			172176.88 Total Hours		
Male	164861.88	96%	White or Caucasian	141656.65	82%
Female	7134.00	4%	Black or African American	14960.53	9%
Resident	22718.00	13%	Hispanic or Latino	12042.60	7%
Graduate	3888.80	2%	Other	614.60	0.4%

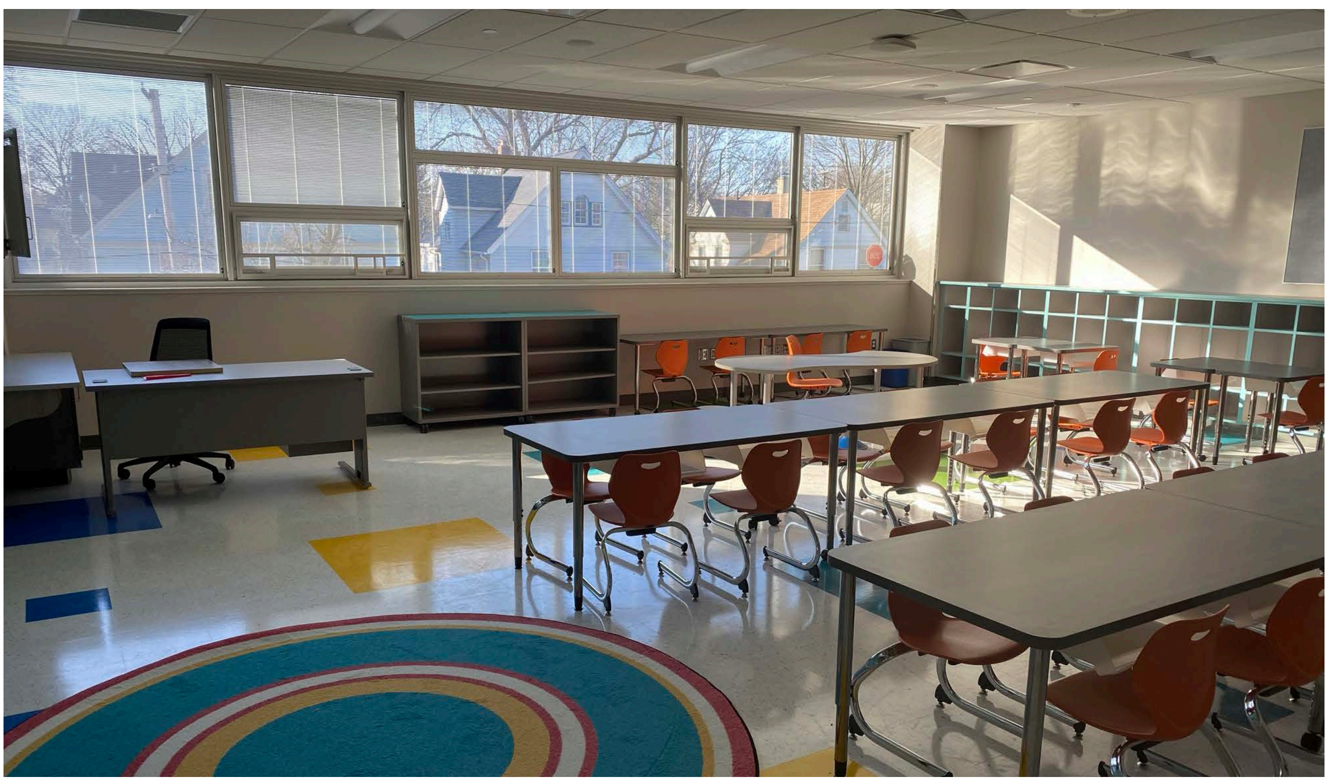
BUILDING BREAKOUT

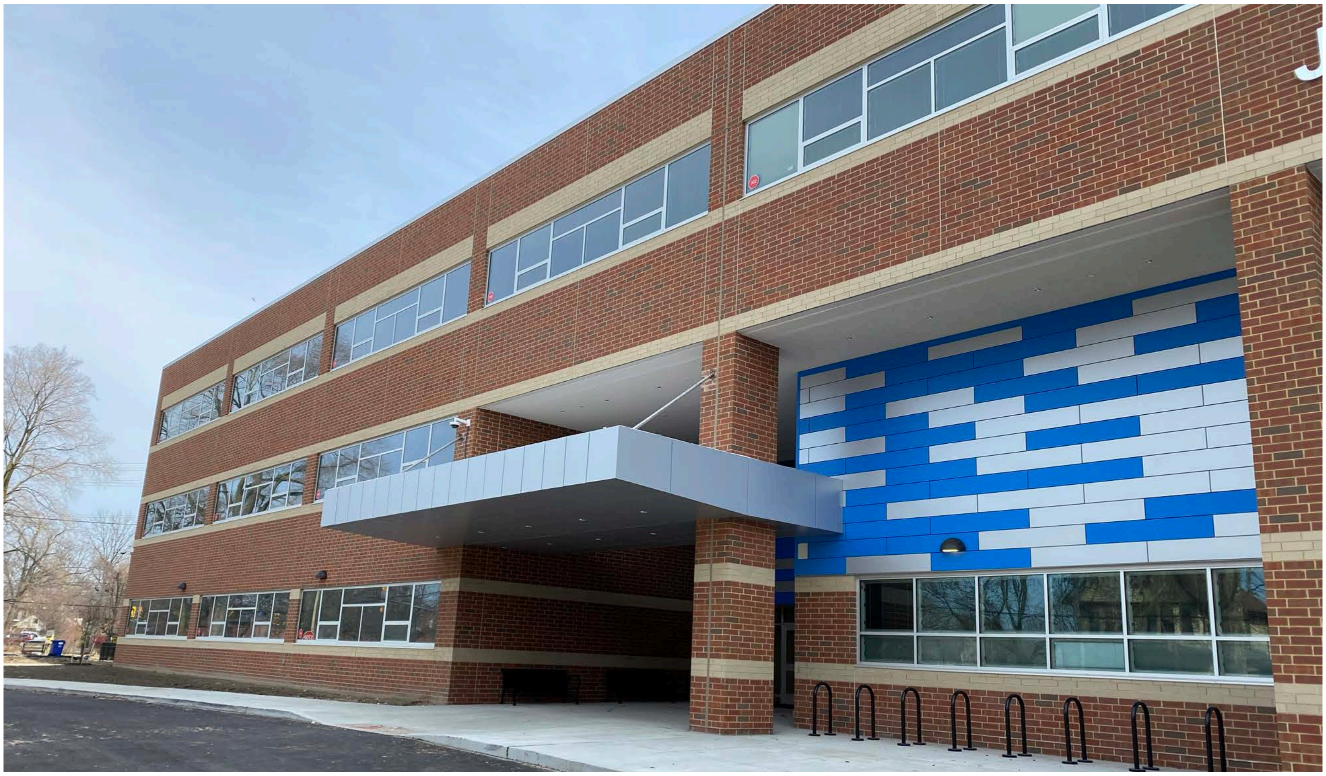


RFI LOG

#	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






Joseph M.
Gallagher


EXIT