



JOSEPH M. GALLAGHER PROJECT STATUS REPORT APRIL 2024

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



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EXECUTIVE SUMMARY

The project is the New 146,982 sf three story Elementary School located at 6601 Franklin Blvd, Cleveland, OH 44102. The building renovation consists of abatement and demolition of all three floors. The work will include the replacement of the exterior brick, windows, roof, and HVAC Units. On the interior of the building the ceilings, walls and floors will be refurbished or replaced. A new elevator will be installed. The bathrooms will be remodeled including new fixtures. Construction Substantial Completion is February 10, 2025.

PROGRESS

GMP 1, 2, AND 3

- All work is complete.
- The security cameras are up and running. No security issues have been reported.

GMP 5

- The 2nd and 3rd floor winter protection is being removed as the new walls are being installed
- Masonry work is continuing on the first floor interior walls and the exterior brickwork in the courtyard. The gym walls have been completed.
- Structural Steel is being welded on the exterior courtyard walls. The steel frames on the south elevation are being installed. Roof frames are being installed for the HVAC units.
- Carpentry roof blocking is continuing. Wood blocking on the interior metal stud walls is ongoing.
- The gym roof is being installed. The roofers will move up to the high roof next.
- Windows and curtainwall materials are on site. Installation will follow the stud framing and blocking.
- Metal stud interior walls are continuing on the 2nd floor. The first floor studs were ordered and will arrive next week. Exterior stud framing is continuing as areas become available, the courtyard and area 4 exterior framing are currently ongoing.
- Kitchen and casework submittals have been approved and the material has been released for production.
- The furniture contract can be sent after the change order is processed. The NTP has been sent out.
- Fire Protection installation and testing is complete on the third floor. The second floor fire protection is being installed.
- The plumber is continuing to install storm and sanitary piping on the first floor.
- The HVAC contractor continues installing ductwork and mechanical piping and VAV's on the first and second floors.
- The electrician is continuing the installing of the conduit

for electric and technology on the first and second floors. The electric panels are being installed in the electric rooms.

- The materials for final site development are being submitted and ordered. Work will begin in the courtyard in May.

SCHEDULE

The Revised Updated Construction Schedule, dated April 5, 2024 is attached. The schedule indicates that the project is 11 days behind schedule due to the steel erection. The steel contractor has committed to increasing manpower and working overtime to get back on schedule. The substantial completion date is February 10, 2025.

REQUEST FOR INFORMATION (RFI) AND SUBMITTALS

- The outstanding RFI's are shown on the attached log.
- All contractors are sending in their material submittals and shop drawings. The shop drawing log is available on ProCore.

DIVERSITY BUSINESS ENTERPRISE PROGRAM

Please reference the tracking log included in the report.

WORKFORCE PARTICIPATION AND CONSTRUCTION TRADES

Please reference the tracking log included in the report.

PROJECT COST REPORT

Thru GCS Payment Application No.				15		
Report Through				4/18/2024		
Project Cost Status Report						
	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS PRECONSTRUCTION - COSTS						
Pre-Construction - Personnel Costs	67,460	-	67,460	67,460	-	100.0%
Pre-Construction - Scheduling	6,000	-	6,000	6,000	-	100.0%
Pre-Construction - Bond Costs	73,000	-	73,000	73,000	-	100.0%
Pre-Construction - Plans, Permits, Inspections	360,023	-	360,023	360,023	-	100.0%
Pre-Construction - NPDES Stormwater Permits	500.00	-	500	-	500	0.0%
Pre-Construction - Printing	6,000.00	-	6,000	6,000	-	100.0%
Pre-Construction - Increased E&O Premium	88,169	-	88,169	88,169	-	100.0%
Pre-Construction Stage Design	1,487,827	250,000	1,737,827	1,262,008	475,819	72.6%
PRECONSTRUCTION - GRAND TOTAL	2,088,978.63	250,000.00	2,338,978.63	1,862,659.81	476,318.82	79.64%
GCS GMP 1 - PROJECT COSTS						
Soft Costs						
GMP 1 - DB Stage Personnel Costs	145,819	-	145,819	144,360	1,458	99.0%
GMP 1 - DB General Conditions Cost	46,315	-	46,315	45,852	463	99.0%
Subtotal	192,133	-	192,133	190,212	1,921	99.0%
Hard Costs						
GMP 1 - DB Design Services Fee	13,530	-	13,530	13,394	135	99.0%
GMP 1 - DB Construction Stage Fee	15,035	-	15,035	14,884	150	99.0%
GMP 1 - Subcontract Totals	438,835	-	438,835	410,465	28,371	93.5%
GMP 1 - DB Contingency	23,142	-	23,142	14,965	8,177	64.7%
Allowances						
Video Storm & Sanitary Sewers Allowance	28,000	-	28,000	22,700	5,300	81.1%
Unforeseen & Shaft Wall Demo Abatement Allowance	36,000	-	36,000	21,227	14,773	59.0%
Abatement Support Allowance (GMP1, GMP2 & GMP3)	128,000	24,874	152,874	4,891	147,983	3.2%
Subtotal	682,541	24,874	707,415	502,527	204,889	71.0%
GMP 1 - GRAND TOTAL	874,674.76	24,874.08	899,548.84	692,738.79	206,810.05	77.01%
GCS GMP 2 - PROJECT COSTS						
Soft Costs						
GMP 2 - DB Stage Personnel Costs	133,331	-	133,331	131,998	1,333	99.0%
GMP 2 - DB General Conditions Cost	36,252	-	36,252	35,889	363	99.0%
Subtotal	169,583	-	169,583	167,887	1,696	99.0%
Hard Costs						
GMP 2 - DB Design Services Fee	18,189	-	18,189	18,007	182	99.0%
GMP 2 - DB Construction Stage Fee	20,212	-	20,212	20,010	202	99.0%
GMP 2 - Subcontract Totals	936,799	29,765	966,565	909,835	56,730	94.1%
GMP 2 - DB Contingency	30,426	-	30,426	-	30,426	0.0%
Subtotal	1,005,626	29,765	1,035,392	947,852	87,540	91.5%
GMP 2 - GRAND TOTAL	1,175,209.27	29,765.41	1,204,974.68	1,115,739.35	89,235.33	92.59%
GCS GMP 3 - PROJECT COSTS						
Soft Costs						
GMP 3 - DB Stage Personnel Costs	141,174	-	141,174	119,998	21,176	85.0%
GMP 3 - DB General Conditions Cost	36,252	-	36,252	30,814	5,438	85.0%
Subtotal	177,426	-	177,426	150,812	26,614	85.0%
Hard Costs						
GMP 3 - DB Design Services Fee	72,537	-	72,537	61,656	10,880	85.0%
GMP 3 - DB Construction Stage Fee	80,606	-	80,606	68,515	12,091	85.0%
GMP 3 - Subcontract Totals	4,136,974	-	4,136,974	1,815,543	2,321,431	43.9%
GMP 3 - DB Contingency	121,335	-	121,335	-	121,335	0.0%
Allowances						
Light Pole Relocation Allowance	30,000	-	30,000	6,776	23,224	22.6%
Underground Storm Repair Allowance	50,000	-	50,000	50,000	-	100.0%
Security Camera & Monitoring Allowance	17,800	-	17,800	17,800	-	100.0%
Subtotal	4,509,252	-	4,509,252	2,020,290	2,488,962	44.8%
GMP 3 - GRAND TOTAL	4,686,678.06	0.00	4,686,678.06	2,171,102.16	2,515,575.90	46.32%
GCS GMP 5 - PROJECT COSTS						
Soft Costs						
GMP 5 - DB Stage Personnel Costs	590,786	-	590,786	206,775	384,011	35.0%
GMP 5 - DB General Conditions Cost	615,005	-	615,005	430,504	184,502	70.0%
Subtotal	1,205,791	-	1,205,791	637,279	568,512	52.9%
Hard Costs						
GMP 5 - DB Design Services Fee	673,586	-	673,586	235,755	437,831	35.0%
GMP 5 - DB Construction Stage Fee	748,522	-	748,522	261,983	486,540	35.0%
GMP 5 - Subcontract Totals	37,341,886	(399,341)	36,942,545	9,617,997	27,324,548	26.0%
GMP 5 - DB Contingency	1,126,740	-	1,126,740	-	1,126,740	0.0%
Allowances						
Grind, Patch, Tooth, Infill Walls & Floors	70,000	-	70,000	-	70,000	0.0%
Winter Protection	150,000	-	150,000	97,321	52,679	64.9%
Site Security Cameras	68,000	-	68,000	12,572	55,428	18.5%
Site Security Guard	256,000	-	256,000	-	256,000	0.0%
Site Stabilization for Parking & Drives	35,000	-	35,000	-	35,000	0.0%
Metal Deck Repair	15,000	-	15,000	-	15,000	0.0%
Emergency Responder Radio	145,905	-	145,905	-	145,905	0.0%
Hardware Modifications	20,000	-	20,000	2,807	17,193	14.0%
Additional Building Permit Fees	94,978	-	94,978	94,978	-	100.0%
Adjudication	100,000	-	100,000	-	100,000	0.0%
FF&E	1,469,820	428,500	1,898,320	1,801,866	96,454	94.9%
Subtotal	42,315,437	29,159	42,344,596	12,125,279	30,219,317	28.6%
GMP 5 - GRAND TOTAL	43,521,228.36	29,159.10	43,550,387.46	12,762,557.93	30,787,829.53	29.31%
PROJECT TOTALS	52,346,769.08	333,798.59	52,680,567.67	18,604,798.04	34,075,769.63	35.32%
PROJECT EXPOSURES						
DB Contingency Exposures			Owner Contingency Exposures			
Original Amount	1,301,643		Original Amount		202,082	
Approved Change Orders	14,965		Approved Change Orders		348,765	
Pending Change Orders	98,613		Pending Change Orders		33,027	
Exposures	-		Exposures		324,567	
Balance Remaining	1,188,065		Balance Remaining		(504,277)	

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 15
Report Through 4/18/2024

Subcontractor Breakdown

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1							
	Subcontract Breakdown						
	02A Abatement - Precision Environmental	438,835.25	-	438,835.25	410,465	28,370.54	93.5%
Subtotal		438,835.25	-	438,835	410,465	28,371	93.5%
GMP 2							
	Subcontract Breakdown						
	02B Selective Demolition - Precision Environmental	497,999.48	24,874	522,873.56	481,778	41,095.25	92.1%
	22A Plumbing Demolition - E.B. Katz Inc	283,866.00	2,174	286,040.25	275,791	10,249.28	96.4%
	26A Electrical Demolition - Lakeland Electric	154,934.00	2,717	157,651.08	152,266	5,385.44	96.6%
Subtotal		936,799.48	29,765	966,565	909,835	56,730	94.1%
GMP 3							
	Subcontract Breakdown						
	02C Building Demolition - Precision Environmental	1,393,595.00	-	1,393,595.00	1,273,910	119,684.53	91.4%
	22B Underground Plumbing - SPP Mechanical	425,040.00	-	425,040.00	403,026	22,014.08	94.8%
	23A HVAC Equipment - Gardiner	1,821,411.25	-	1,821,411.25	-	1,821,411.25	0.0%
	26B Electrical Equipment- Lakeland Electric	496,927.60	-	496,927.60	138,606	358,321.45	27.9%
Subtotal		4,136,973.85	-	4,136,974	1,815,543	2,321,431	43.9%
GMP 5							
	Subcontract Breakdown						
	03A&04A Concrete & Masonry - Miencorp Masonry	4,555,012.00	12,476	4,567,487.64	2,776,983	1,790,504.67	60.8%
	05A Steel - Livi Steel	1,688,224.59	-	1,688,224.59	671,559	1,016,665.88	39.8%
	06A Carpentry & Specialties - RFC	2,420,369.00	-	2,420,369.00	441,141	1,979,228.20	18.2%
	07A Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	(428,500)	3,844,870.01	542,847	3,302,022.65	14.1%
	08A Glass & Glazing - Environmental Glass	1,795,131.60	-	1,795,131.60	720,203	1,074,928.80	40.1%
	09A Interiors - The Ritenour Group	5,039,455.60	-	5,039,455.60	910,496	4,128,959.26	18.1%
	11A Food Service Equipment - Breckenridge Kitchen	564,362.75	-	564,362.75	15,401	548,962.00	2.7%
	12A Casework - Farnham Equipment	804,780.00	-	804,780.00	-	804,780.00	0.0%
	21A Fire Protection - Fox Fire	769,355.80	-	769,355.80	136,568	632,788.00	17.8%
	22C Plumbing - E.B. Katz	1,509,499.20	1,718	1,511,217.68	388,896	1,122,321.40	25.7%
	23B HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	14,965	4,646,521.98	1,691,813	2,954,708.87	36.4%
	26C&28A Electrical & Technology - Lakeland Electric	6,183,765.70	-	6,183,765.70	1,322,090	4,861,675.43	21.4%
	32A Final Site Development - Mr. Excavator	3,107,002.40	-	3,107,002.40	-	3,107,002.40	0.0%
Subtotal		37,341,885.64	(399,340.89)	36,942,544.75	9,617,997.19	27,324,547.56	26.0%
PROJECT TOTALS		42,854,494.22	(369,575.48)	42,484,918.74	12,753,839.36	29,731,079.38	30.02%

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. Report Through

15
4/18/2024

DB Contingency Breakdown

		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 1 DB Contingency	23,141.76	-	23,141.76	14,965	8,176.78	64.7%
GMP 2 DB Contingency	30,425.52	-	30,425.52	-	30,425.52	0.0%
GMP 3 DB Contingency	121,335.49	-	121,335.49	-	121,335.49	0.0%
GMP 5 DB Contingency	1,126,740.44	-	1,126,740.44	-	1,126,740.44	0.0%
Subtotal	1,301,643.21	-	1,301,643.21	14,964.98	1,286,678.23	1.1%
DB Contingency Grand Total		-	1,301,643.21	14,964.98	1,286,678.23	1.1%

Approved Change Orders		
Castle Heating & Air	RCO #025 - Duct Leakage Testng	14,964.98
Subtotal		14,964.98
Pending Change Orders		
Livi Steel	RCO #031 - Bulletin #9 - Stairs, Skylight & Mics Steel Structural Changes	98,612.95
Subtotal		98,612.95
Exposures		
Subtotal		-
DB Contingency Remaining		1,188,065.28

PROJECT COST REPORT (Continued)

			Thru GCS Payment Application No.		15			
			Report Through		4/18/2024			
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	0.00	100.0%
GMP 2 Owner Contingency			35,256.28	-	35,256.28	23,803	11,453.66	67.5%
GMP 3 Owner Contingency			140,600.34	-	140,600.34	-	140,600.34	0.0%
GMP 5 Owner Contingency			-	-	0.00	-	0.00	0.0%
Subtotal			202,081.56	-	202,081.56	50,027.56	152,054.00	24.8%
Owner Contingency Grand Total			202,081.56	-	202,081.56	50,027.56	152,054.00	24.76%
Approved Change Orders								
GMP 3	02B - Precision Environmental	RCO #001 - Bulletin #1 - Tree Removal & Temporary Protection		25,946.44				
GMP 3	02C - Precision Environmental	RCO #005 - Bulletin #2 - Structural Modifications		6,781.07				
GMP 5	Mr. Excavator	RCO #007 - Bulletin #3 - Civil Modifications		2,493.99				
GMP 5	Lakeland, Castle	RCO #008 - Bulletin #4 & Bulletin 5 - Modifications		47,005.63				
GMP 5	E.B. Katz	RCO #009 - Bulletin #7 & Bulletin 4 - Add Water, Gas, Sanitary Lines & Plumbing Credit		70,909.47				
GMP 5	Miencorp, Farnham, Mr. Excavator	RCO #010 - Bulletin #6 - Casework, Structural & Civil Changes		43,037.00				
GMP 5	Miencorp	RCO #012 - RFI 052 - Waterproof Stair B Footer		9,104.80				
GMP 5	E.B. Katz	RCO #013 - RFI 029 & RFI 040 - ADA Sinks & Bubbler Replacement		1,792.57				
GMP 5	Miencorp, RFC, Willham, Farnham, Castle, Lakeland	RCO #020 - Bulletin #7 - Science Lab Room Changes		30,110.76				
GMP 5	Miencorp	RCO #021 - ASI #3 - CMU Walls at Dining Room		3,908.69				
GMP 5	Ritenour Group	RCO #027 - RFI 084 - Shaft Wall Width Increase & RFI 090 New Wall		28,077.97				
GMP 5	RFC	RCO #028 - RFI 092 - Wheelchair Lift Opening Credit & Bulletin 7		805.10				
GMP 5	Farnham Equipment	RCO #034 - Bulletin #7 - Casework & Science Tops		44,439.90				
GMP 5	Mr. Excavator	RCO #036 - Bulletin #8 - New Playground Equipment		6,921.80				
GMP 5	E.B. Katz	RCO #037 - Bulletin #8 - Hot Water Returns & Cleanouts		15,007.16				
GMP 5	Ritenour Group	RCO #038 - Epoxy Flooring @ Kitchen Corridor & Storage		12,422.52				
Subtotal				348,764.87				
Pending Change Orders								
GMP 5	AVG	RCO #023 - Additional Building Permit Fees		25,683.74				
	E.B. Katz, Miencorp	RCO #024 - Storm Pipe Replacement & CMU Repairs		7,343.30				
Subtotal				33,027.04				
Exposures								
GMP 5	Livi Steel	RCO #016 - Bulletin #7 - Steel Framing & Deck Infill	Reviewing	29,313.45				
GMP 5	Mr. Excavator	RCO #026 - RFI 064 & RFI 066 - Civil Changes		6,390.96				
GMP 5	E.B. Katz, Lakeland	RCO #030 - Bulletin #8 - Clevertouch Monitors & Wireless Access Points	Reviewing	227,450.15				
GMP 5	Ritenour Group	RCO #035 - Bulletin #6 - Finish Schedule Changes	Reviewing	61,412.22				
Subtotal				324,567				
Owner Contingency Remaining				(504,277.13)				

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 15
Report Through 4/18/2024

Allowance Breakdown

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

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 3 Allowance Breakdown						
Light Pole Relocation Allowance	30,000.00	-	30,000.00	6,776	23,223.80	22.6%
Underground Storm Repair Allowance	50,000.00	-	50,000.00	50,000.00	0.00	100.0%
Security Camera & Monitoring Allowance	17,800.00	-	17,800.00	17,800	0.00	100.0%
Subtotal	97,800.00	-	97,800.00	74,576.20	23,223.80	76.3%

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 5 Allowance Breakdown						
GMP 5 Self Perform Work (Breckenridge Distributed)	0.00	-	0.00	-	0.00	0.0%
Grind, Patch, Tooth, Infill Walls & Floors	70,000.00	-	70,000.00	-	70,000.00	0.0%
Winter Protection	150,000.00	-	150,000.00	97,321	52,678.80	64.9%
Site Security Cameras	68,000.00	-	68,000.00	12,572	55,428.34	18.5%
Site Security Guard	256,000.00	-	256,000.00	-	256,000.00	0.0%
Site Stabilization for Parking & Drives	35,000.00	-	35,000.00	-	35,000.00	0.0%
Metal Deck Repair	15,000.00	-	15,000.00	-	15,000.00	0.0%
Emergency Responder Radio	145,905.00	-	145,905.00	-	145,905.00	0.0%
Hardware Modifications	20,000.00	-	20,000.00	2,807	17,192.75	14.0%
Additional Building Permit Fees	94,978.00	-	94,978.00	94,978	0.00	100.0%
Adjudication	100,000.00	-	100,000.00	-	100,000.00	0.0%
FF&E	1,469,820.00	428,500	1,898,319.99	1,801,866	96,453.86	94.9%
Subtotal	2,424,703.00	428,499.99	2,853,202.99	2,009,544.24	843,658.75	70.4%

Allowances Grand Total	2,714,503.00	428,499.99	3,143,002.99	2,132,938.77	1,010,064.22	67.86%
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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			
Pro-Vigil	RCO #019 - JAN, FEB & MAR Security Camera Invoices		11,836.02			
Willham Roofing	RCO #022 - ACM Panelworkx Substitution Credit			(428,499.99)		
E.B. Katz	RCO #029 - RFI 086 - Existing Water Main Pipe Relocation		38,439.80			
RFC	RCO #017 - Door Hardware Hinge Width Change		2,807.25			
Subtotal			224,534			

Pending Change Orders						
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			
Martin Public Seating	RCO #040 - Building Furniture Allowance Usage		1,801,866.13			
Subtotal			2,135,746.02			

Exposures						
Design Builder	RCO #033 - Winter Protection Allowance Usage #2	Ongoing	15,000.00			
Subtotal			15,000.00			

Allowances Grand Total Remaining			767,722.53			
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PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 15
Report Through 4/18/2024

LFI Breakdown

		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 1 LFI		-	0.00	-	0.00	0.0%
Subtotal		-	-	-	-	0.0%
		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 2 LFI		-	0.00	-	0.00	0.0%
Subtotal		-	-	-	-	0.0%
		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 3 LFI						
	Exterior Brick and Block Demolition	-	857,000.00	840,784.00	16,216.00	98.1%
	UV Irradiation System	-	118,750.00	-	118,750.00	0.0%
	Security Cameras	-	17,800.00	17,800	0.00	100.0%
	Power Lines and Poles for the Security Cameras	-	21,800.00	-	21,800.00	0.0%
Subtotal		-	1,015,350.00	858,584.00	156,766.00	84.6%
		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Original Scheduled Value						
GMP 5 LFI						
	Security Cameras	-	68,000.00	5,136	62,863.98	7.6%
	Security Guard	-	256,000.00	-	256,000.00	0.0%
	Exterior Masonry Walls	-	2,526,166.36	1,602,038	924,128.00	63.4%
	Alt. 1 - Security Glazing	-	182,586.60	-	182,586.60	0.0%
Subtotal		-	3,032,752.96	1,607,174.38	1,425,578.58	53.0%
LFI Grand Total		-	4,048,102.96	2,465,758.38	1,582,344.58	60.91%

ANALYSIS OF DBE PARTICIPATION

Committed Values as of

4/18/2024

** Does not include change orders**

Primary Subcontractor	Original Subcontracted Value	DBE Committed %	DBE Committed Value	DBE Value To Date	DBE %
02A - Precision Environmental	\$ 438,835.25	5%	\$ 21,795.00	\$ 21,795.00	100%
02B - Precision Environmental	\$ 497,999.48	5%	\$ 24,903.40	\$ 24,903.40	100%
02C - Precision Environmental	\$ 1,393,595.00	5%	\$ 68,500.00	\$ 67,815.00	99%
03A/04A - Miencorp Masonry	\$ 4,555,012.00	3%	\$ 123,000.00	\$ 123,000.00	100%
05A - Livi Steel	\$ 1,688,224.59	0%	\$ -	\$ -	0%
06A - RFC Contracting	\$ 2,420,369.00	0%	\$ -	\$ -	0%
07A - Willham Roofing	\$ 4,273,370.00	16%	\$ 716,000.00	\$ 37,825.80	5%
08A - Environmental Glass	\$ 1,795,131.60	25%	\$ 448,782.90	\$ -	0%
09A - The Ritenour Group	\$ 5,039,455.60	15%	\$ 755,918.34	\$ -	0%
11A - Breckenridge Kitchen	\$ 564,362.75	0%	\$ -	\$ -	0%
12A - Farnham Equipment	\$ 804,780.00	0%	\$ -	\$ -	0%
21A - Fox Fire	\$ 769,355.80	0%	\$ -	\$ -	0%
22A - E.B. Katz	\$ 283,866.00	0%	\$ -	\$ -	0%
22B - SPP Mechanical	\$ 425,040.00	0%	\$ -	\$ -	0%
22C - E.B. Katz	\$ 1,509,499.20	0%	\$ -	\$ -	0%
23A - Gardiner	\$ 1,821,411.25	0%	\$ -	\$ -	0%
23B - Castle Heating & Air	\$ 4,631,557.00	6%	\$ 293,200.00	\$ 65,558.72	22%
26A - Lakeland Electric	\$ 154,934.00	100%	\$ 154,934.00	\$ 153,814.85	99%
26B - Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 138,606.15	28%
26C/28A - Lakeland Electric	\$ 6,183,765.70	15%	\$ 927,564.86	\$ 927,564.86	100%
32A - Mr. Excavator	\$ 3,107,002.40	0%	\$ -	\$ -	0%
Totals	\$ 42,854,494.22	9%	\$ 4,031,526.10	\$ 1,560,883.78	39%

CONSTRUCTION TRADES COMMITMENT

Tracking through: April 18, 2024

Company	CMSD Grad Hrs Pledged	CMSD Grad Hrs to Date
02A - Precision Environmental	-	55
02B - Precision Environmental	775	-
02C - Precision Environmental	-	173
03A/04A - Miencorp Masonry	-	53
05A - Livi Steel	-	-
06A - RFC Contracting	-	-
07A - Willham Roofing	-	66
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	381
26A - Lakeland Electric	-	-
26B - Lakeland Electric	100	66
26C/28A - Lakeland Electric	-	-
32A - Mr. Excavator	-	-
Totals	4,639	857

Hours Required to Meet Program	16,821
Grad Hours to Date	857
Grad Hours Remaining	15,964

WORKFORCE PARTICIPATION TRACKING LOG

02A - Precision Environmental 4805.50 Total Hours					
Male	3708.50	77%	White or Caucasian	1052.00	22%
Female	1097.00	23%	Black or African American	47.50	1%
Resident	472.00	10%	Hispanic or Latino	3682.00	77%
Graduate	54.50	1%	Other	24.00	0.5%

02B - Precision Environmental 4451.00 Total Hours					
Male	4145.00	93%	White or Caucasian	3456.00	78%
Female	306.00	7%	Black or African American	154.00	3%
Resident	256.00	6%	Hispanic or Latino	841.00	19%
Graduate	0.00	0%	Other	0.00	0%

02C - Precision Environmental 4309.50 Total Hours					
Male	4197.50	97%	White or Caucasian	3003.00	70%
Female	112.00	3%	Black or African American	602.50	14%
Resident	550.00	13%	Hispanic or Latino	704.00	16%
Graduate	173.00	4%	Other	0.00	0%

03A/04A - Miencorp Masonry 16473.98 Total Hours					
Male	15867.48	96%	White or Caucasian	14605.35	89%
Female	1020.00	6%	Black or African American	1868.63	11%
Resident	2256.50	14%	Hispanic or Latino	0.00	0%
Graduate	53.00	0%	Other	0.00	0%

05A - Livi Steel 893.50 Total Hours					
Male	538.50	60%	White or Caucasian	486.50	54%
Female	0.00	0%	Black or African American	6.00	1%
Resident	54.00	6%	Hispanic or Latino	46.00	5%
Graduate	0.00	0%	Other	0.00	0%

06A - RFC Contracting 589.00 Total Hours					
Male	589.00	100%	White or Caucasian	589.00	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	184.00	31%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

07A - Willham Roofing 3369.00 Total Hours					
Male	3369.00	100%	White or Caucasian	2953.00	88%
Female	0.00	0%	Black or African American	416.00	12%
Resident	339.00	10%	Hispanic or Latino	0.00	0%
Graduate	66.00	2%	Other	0.00	0%

08A - Environmental Glass 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

09A - The Ritenour Group 2733.70 Total Hours					
Male	2733.70	100%	White or Caucasian	2710.70	99%
Female	0.00	0%	Black or African American	15.00	0.5%
Resident	63.50	2%	Hispanic or Latino	8.00	0.3%
Graduate	63.50	2%	Other	0.00	0%

11A - Breckenridge Kitchen 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

12A - Farnham Equipment 0.00 Total Hours					
Male	0.00	0%	White or Caucasian	0.00	0%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

21A - Fox Fire 544.00 Total Hours					
Male	544.00	100%	White or Caucasian	8.00	1%
Female	0.00	0%	Black or African American	536.00	99%
Resident	264.00	49%	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 3143.50 Total Hours					
Male	3143.50	100%	White or Caucasian	3143.50	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	936.00	30%	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 4327.50 Total Hours					
Male	4327.50	100%	White or Caucasian	2678.50	62%
Female	0.00	0%	Black or African American	509.00	12%
Resident	216.00	5%	Hispanic or Latino	1012.00	23%
Graduate	381.00	9%	Other	128.00	3%

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

26B - Lakeland Electric 470.50 Total Hours					
Male	470.50	100%	White or Caucasian	470.50	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	66.00	14%	Hispanic or Latino	0.00	0%
Graduate	66.00	14%	Other	0.00	0%

26C/28A - Lakeland Electric 3646.50 Total Hours					
Male	3646.50	100%	White or Caucasian	3598.50	99%
Female	0.00	0%	Black or African American	48.00	1%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

32A - Mr. Excavator 8.00 Total Hours					
Male	8.00	100%	White or Caucasian	8.00	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

Gallagher Project 50873.18 Total Hours					
Male	48396.68	95%	White or Caucasian	39798.55	78%
Female	2535.00	5%	Black or African American	4254.63	8%
Resident	5939.00	12%	Hispanic or Latino	6313.00	12%
Graduate	857.00	2%	Other	152.00	0%

BUILDING BREAKOUT

Gallagher PK-8 Site Plan Notes

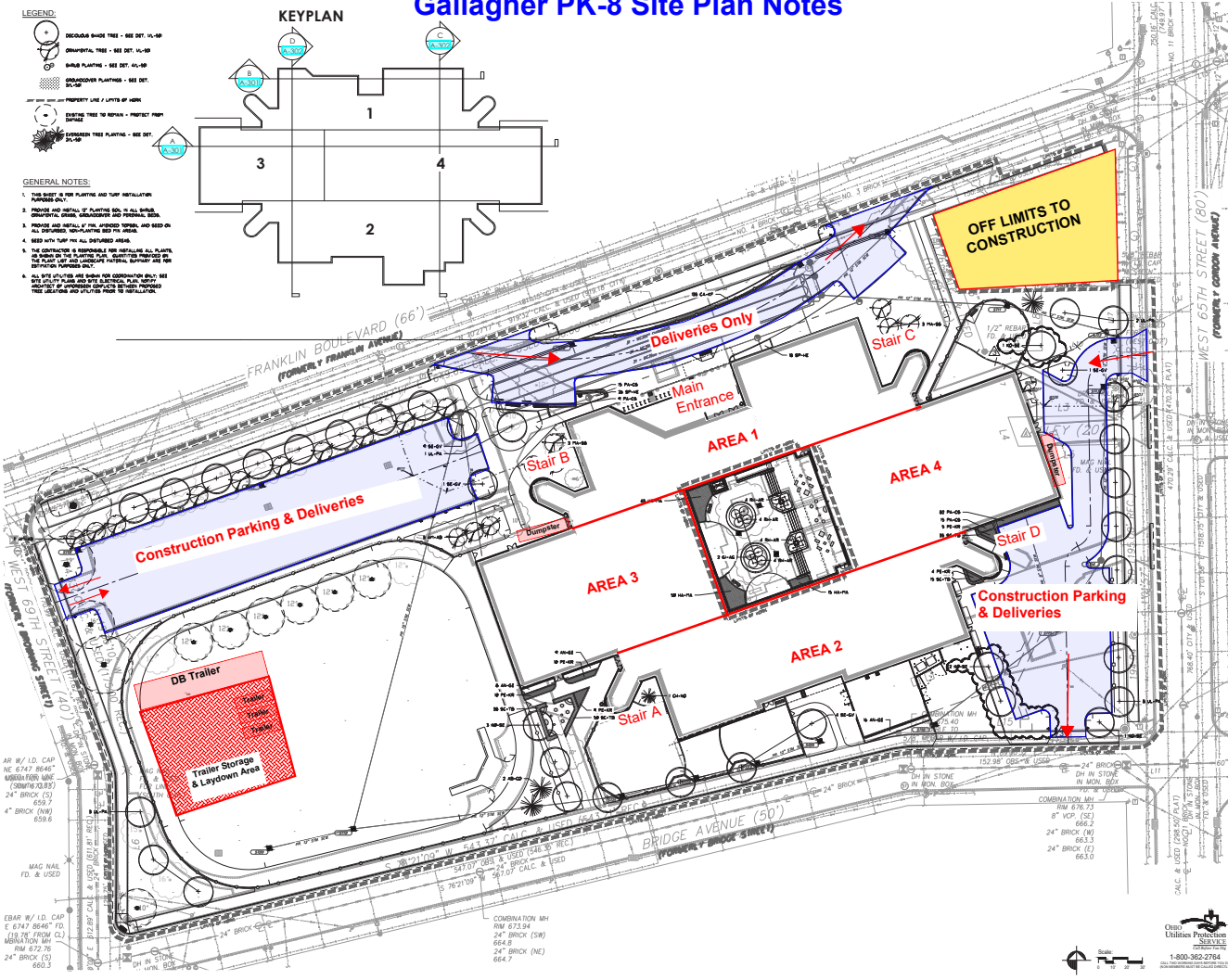
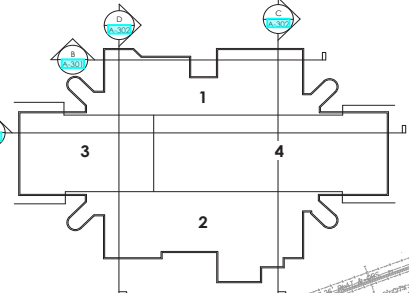
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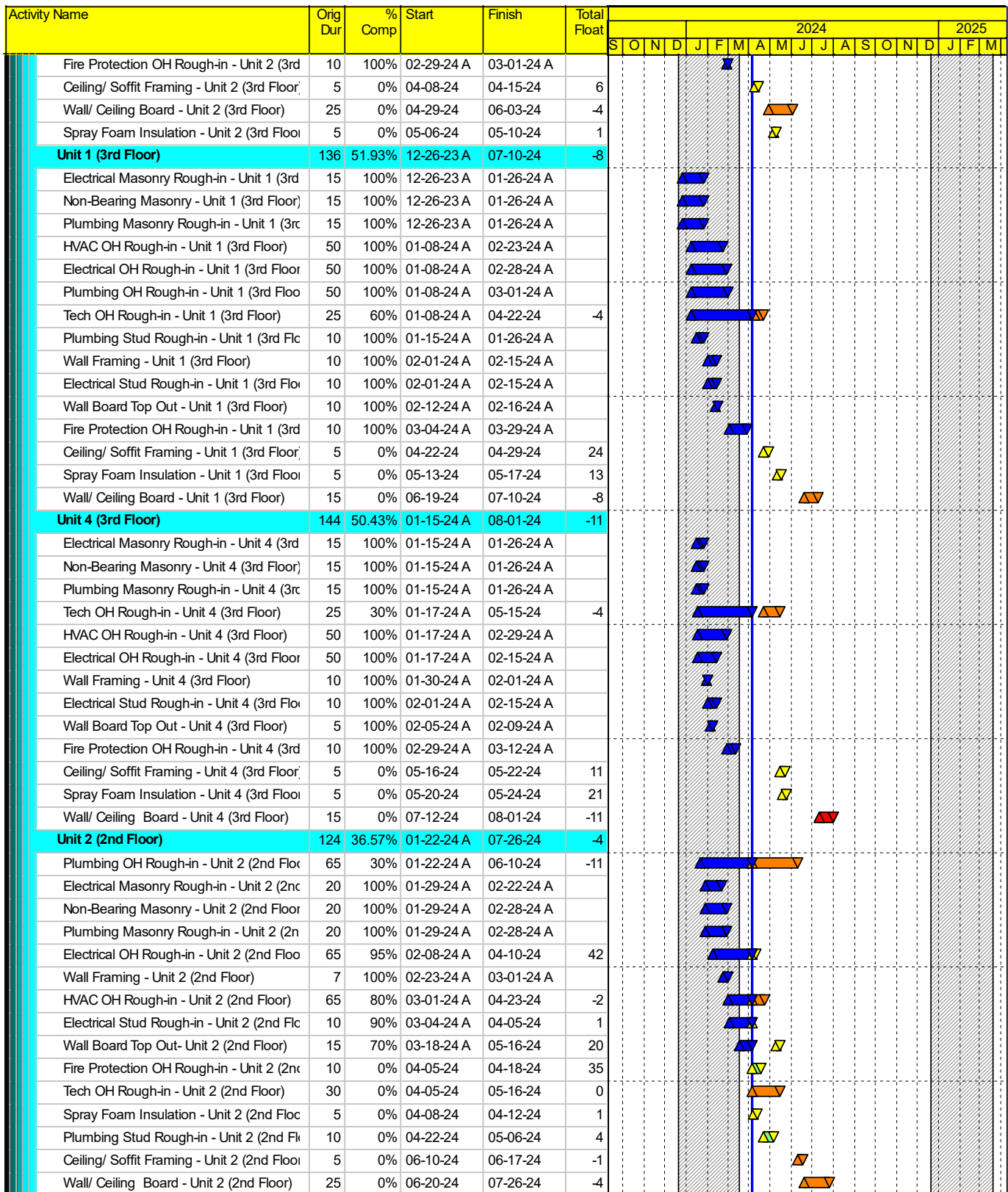


GENERAL NOTES:

- THIS SITE IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
- REMOVE AND INSTALL OF PLANTING SOIL IN ALL AREAS. REMOVAL OF SOIL, CONSTRUCTION AND REMOVAL OF SOIL.
- REMOVE AND INSTALL OF THE EXISTING TOPSOIL AND SOIL ON ALL EXISTING PLANTING SOIL AREAS.
- SEED WITH TURF FOR ALL DISTURBED AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTING. THE SOIL ON THE EXISTING TOPSOIL AND SOIL AREAS. THE PLANTING SOIL AREAS. THE PLANTING SOIL AREAS. THE PLANTING SOIL AREAS.
- ALL SITE UTILITIES AND SOIL FOR CONSTRUCTION SHALL BE PROTECTED BY CONSTRUCTION BARRIERS. THE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

KEYPLAN

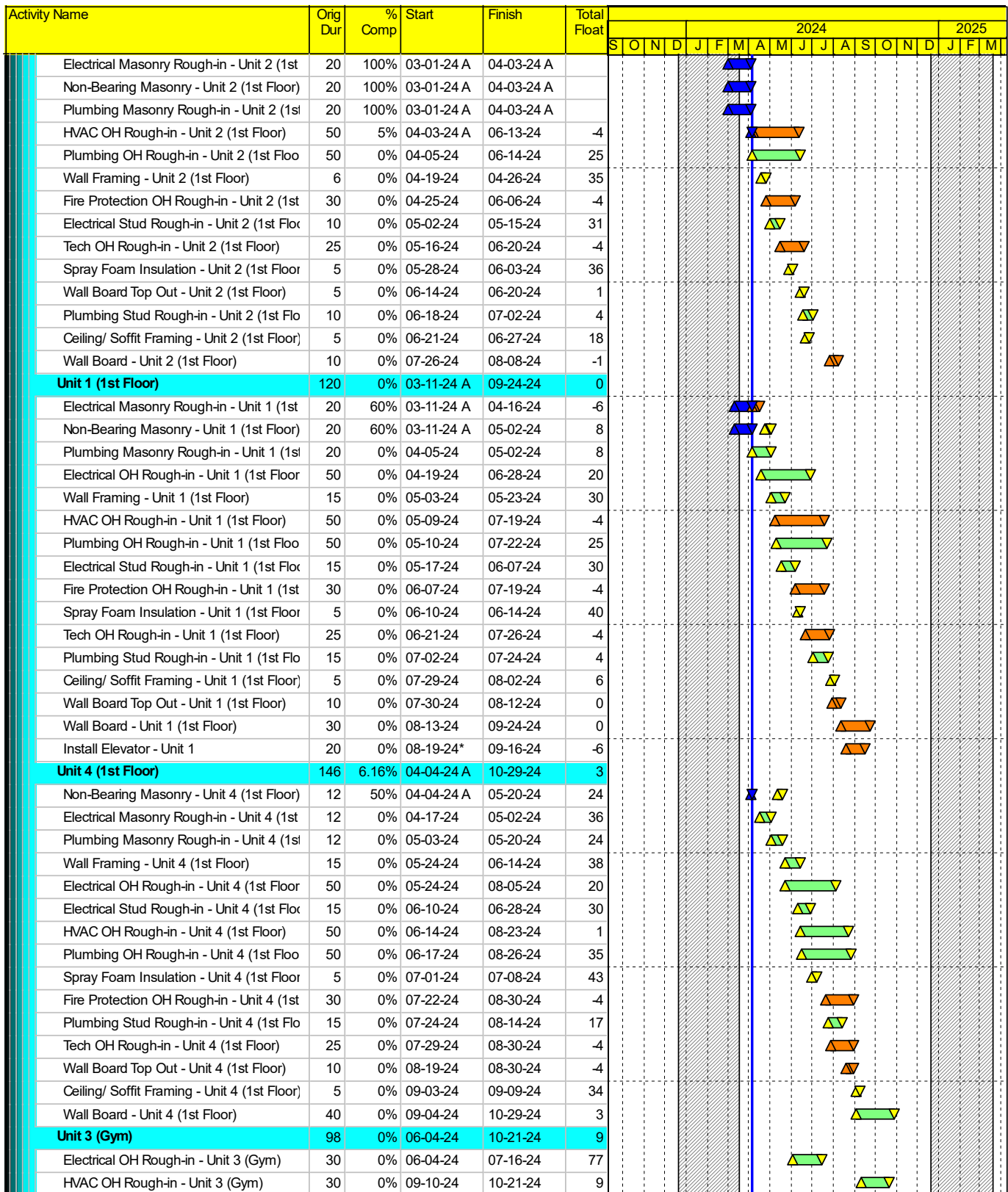




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 Data Date 04-05-24
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Cleveland Metropolitan School District
Joseph Gallagher Renovations
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(04-10-24)





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Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024																	2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024																	2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024												2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024												2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Joseph Gallegher Renovations
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Activity Name	Orig Dur	% Comp	Start	Finish	Total Float												
						2024											
						S	O	N	D	J	F	M	A	M	J	J	A
Pull Site Tech Cable	2	0%	08-12-24	08-13-24	32												
Site Finishes	126	0%	06-03-24	01-10-25	10												
Courtyard Finishes	30	0%	06-03-24	07-23-24	46												
Site Finishes	45	0%	10-21-24	01-10-25	10												
Post Construction	55	0%	01-07-25	03-25-25	3												
Systems Start-up/ Commissioning	40	0%	01-07-25	03-04-25	-4												
Building Systems Start-up	20	0%	01-07-25	02-04-25	-4												
Building Commissioning	20	0%	02-05-25	03-04-25	-4												
Floor Waxing/ Owner Prep	50	0%	01-09-25	03-20-25	-6												
Initial Owner Floor Waxing/ Bldg Prep	30	0%	01-09-25	02-20-25	-11												
Final Owner Floor Waxing/ Bldg Prep	20	0%	02-21-25	03-20-25	-6												
Furnishings	30	0%	01-14-25	02-25-25	-11												
Furnishings	30	0%	01-14-25	02-25-25	-11												
Punch Lists/ Final Inspections	25	0%	02-19-25	03-25-25	-9												
Final Occupancy Inspections	5	0%	02-19-25	02-25-25	-11												
Punch List	20	0%	02-26-25	03-25-25	-9												
Final Cleaning	12	0%	03-10-25	03-25-25	-9												
Owner Move-in	20	0%	02-26-25	03-25-25	3												
Owner Training	10	0%	02-26-25	03-11-25	3												
Owner Move-in	10	0%	03-12-25	03-25-25	3												

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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
116	Air Vapor Barrier Detail Clarification	Open	The Ritenour Group	VanDevender, Jason (The Ritenour Group)	Rini, Tim (Greens... Abbas, Murtaza (A... Velotta, Lucio (G... Lochner, Ken (Arc... Paolletti, Domenic...	04/12/2024	Alesi Osorio	04/19/2024		Rini, Tim (Greens... Abbas, Murtaza (A... Velotta, Lucio (G... Lochner, Ken (Arc... Paolletti, Domenic...				No
096	Finish Schedule Discrepancies	Open	The Ritenour Group	Exl, Brian (The Ritenour Group)	Abbas, Murtaza (A... Lochner, Ken (Arc...	01/29/2024	Alesi Osorio	04/30/2024		Abbas, Murtaza (A... Lochner, Ken (Arc...				Yes (Unknown)
095	Paxton 10 Access Control & Lockdown Protocols	Open	Lakeland Electric...	Randolph, Chuck (Lakeland Electric, Inc.)	Sullivan, Erin (O... Rini, Tim (Greens... Clion, Russ (Osbo... Abbas, Murtaza (A... Lochner, Ken (Arc...	01/29/2024	Alesi Osorio	04/30/2024		Sullivan, Erin (O... Rini, Tim (Greens... Clion, Russ (Osbo... Abbas, Murtaza (A... Lochner, Ken (Arc...	TBD			TBD
085	Underground Fire - Cleveland Fire Department Response	Open	Mr. Excavator, Inc	Koppelman, Graham (Mr. Excavator, Inc)	Carlson, Sarah (M... Koppelman, Graham...	01/17/2024	Alesi Osorio	05/01/2024		Carlson, Sarah (M... Koppelman, Graham...	site work	TBD	31-31.0000 - Excavation	TBD

PROGRESS PHOTOS













