



JOSEPH M. GALLAGHER PROJECT STATUS REPORT MAY 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 has been removed.
- Masonry work is continuing on the first-floor interior walls and the exterior brickwork in the courtyard.
- Structural Steel frames on the north and south elevation are being installed.
- Carpentry roof blocking is continuing. Wood blocking on the interior metal stud walls is ongoing.
- The gym roof membrane is complete. The roofers are continuing on the high roof of area 2.
- Windows and curtainwall materials are on site. Installation will proceed in the gym and courtyard.
- Metal stud interior walls are continuing on the 1st floor. Exterior stud framing is continuing on the south and east elevations.
- Kitchen and casework submittals have been approved and the material has been released for production.
- The furniture contract will be processed.
- The second-floor fire protection is being installed.
- The plumber is continuing to install storm and sanitary piping on the first floor. Roof drains are being installed as the roof progresses.
- The HVAC contractor continues installing ductwork and mechanical piping and VAV's on the first and second floors. The equipment in the mechanical rooms is being hooked up.
- 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 underground power will be installed next month.
- The materials for final site development are being submit-

ted and ordered. Work will begin in the courtyard after the masonry is completed. The sewer tie in on Franklin will begin next week.

SCHEDULE

The Revised Updated Construction Schedule, dated May 6, 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.

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

Project Cost Status Report		Thru GCS Payment Application No. 16 Report Through 5/16/2024				
	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	1,445,349	292,478	83.2%
PRECONSTRUCTION - GRAND TOTAL	2,088,978.63	250,000.00	2,338,978.63	2,046,000.81	292,977.82	87.47%
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	21,227	460,062	410,465	49,598	89.2%
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%
Uniforms & Shift 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	510,704	217,939	70.1%
GMP 1 - GRAND TOTAL	874,674.76	46,101.08	920,775.84	700,915.57	219,860.27	76.12%
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	-	100.0%
Subtotal	1,005,626	29,765	1,035,392	978,278	57,114	94.5%
GMP 2 - GRAND TOTAL	1,175,209.27	29,765.41	1,204,974.68	1,146,164.87	58,809.81	95.12%
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	6,501	4,143,475	1,815,543	2,327,932	43.8%
GMP 3 - DB Contingency	121,335	-	121,335	121,335	-	100.0%
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	6,501	4,515,753	2,141,626	2,374,127	47.4%
GMP 3 - GRAND TOTAL	4,686,678.06	0.00	4,693,178.87	2,292,437.65	2,400,741.22	48.85%
GCS GMP 5 - PROJECT COSTS						
Soft Costs						
GMP 5 - DB Stage Personnel Costs	590,786	-	590,786	236,314	354,472	40.0%
GMP 5 - DB General Conditions Cost	615,005	-	615,005	430,504	184,502	70.0%
Subtotal	1,205,791	-	1,205,791	666,818	538,973	55.3%
Hard Costs						
GMP 5 - DB Design Services Fee	673,586	-	673,586	269,434	404,152	40.0%
GMP 5 - DB Construction Stage Fee	748,522	-	748,522	299,409	449,113	40.0%
GMP 5 - Subcontract Totals	37,341,886	(66,857)	37,275,029	12,384,988	24,890,041	33.2%
GMP 5 - DB Contingency	1,126,740	-	1,126,740	1,858	1,124,883	0.2%
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	361,643	42,677,080	14,965,233	27,711,847	35.1%
GMP 5 - GRAND TOTAL	43,521,228.36	361,642.91	43,882,871.27	15,632,051.30	28,250,819.97	35.62%
PROJECT TOTALS	52,346,769.08	687,509.40	53,040,779.29	21,817,570.20	31,223,209.09	41.13%
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		373,387	
Pending Change Orders	161,796		Pending Change Orders		166,126	
Exposures	-		Exposures		6,391	
Balance Remaining	1,124,883		Balance Remaining		(343,822)	

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 16
Report Through 5/16/2024

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	21,227	460,062.25	410,465	49,597.54	89.2%
Subtotal		438,835.25	21,227	460,062	410,465	49,598	89.2%
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	6,501	1,400,095.81	1,273,910	126,185.34	91.0%
	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	6,501	4,143,475	1,815,543	2,327,932	43.8%
GMP 5							
	Subcontract Breakdown						
	03A&04A Concrete & Masonry - Miencorp Masonry	4,555,012.00	32,127	4,587,139.32	3,177,173	1,409,966.75	69.3%
	05A Steel - Livi Steel	1,688,224.59	-	1,688,224.59	790,422	897,802.37	46.8%
	06A Carpentry & Specialties - RFC	2,420,369.00	3,579	2,423,948.08	546,091	1,877,857.31	22.5%
	07A Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	(427,641)	3,845,728.69	1,064,599	2,781,129.88	27.7%
	08A Glass & Glazing - Environmental Glass	1,795,131.60	-	1,795,131.60	1,024,967	770,165.00	57.1%
	09A Interiors - The Ritenour Group	5,039,455.60	38,827	5,078,282.21	1,182,956	3,895,326.59	23.3%
	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	66,849	871,628.86	-	871,628.86	0.0%
	21A Fire Protection - Fox Fire	769,355.80	-	769,355.80	254,506	514,850.00	33.1%
	22C Plumbing - E.B. Katz	1,509,499.20	122,524	1,632,023.20	483,732	1,148,290.91	29.6%
	23B HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	34,188	4,665,744.97	2,214,987	2,450,758.24	47.5%
	26C&28A Electrical & Technology - Lakeland Electric	6,183,765.70	42,997	6,226,762.41	1,562,242	4,664,520.75	25.1%
	32A Final Site Development - Mr. Excavator	3,107,002.40	19,694	3,126,696.08	67,914	3,058,781.93	2.2%
Subtotal		37,341,885.64	(66,857.08)	37,275,028.56	12,384,987.97	24,890,040.59	33.2%
PROJECT TOTALS		42,854,494.22	(9,363.86)	42,845,130.36	15,520,830.14	27,324,300.22	36.23%

PROJECT COST REPORT (Continued)

		Thru GCS Payment Application No.		16		
		Report Through		5/16/2024		
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	0.00	100.0%
GMP 2 DB Contingency	30,425.52	-	30,425.52	30,426	0.00	100.0%
GMP 3 DB Contingency	121,335.49	-	121,335.49	121,335	0.00	100.0%
GMP 5 DB Contingency	1,126,740.44	-	1,126,740.44	1,858	1,124,882.59	0.2%
Subtotal	1,301,643.21	-	1,301,643.21	176,760.62	1,124,882.59	13.6%
DB Contingency Grand Total						
	1,301,643.21	-	1,301,643.21	176,760.62	1,124,882.59	13.6%
Approved Change Orders						
Castle Heating & Air	RCO #025 - Duct Leakage Testng		14,964.98			
Subtotal			14,964.98			
Pending Change Orders						
Livi Steel	RCO #016 - Bulletin #7 - Steel Framing & Deck Infill		28,101.93			
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			
Subtotal			161,795.64			
Exposures						
Subtotal			-			
DB Contingency Remaining			1,124,882.59			

PROJECT COST REPORT (Continued)

		Thru GCS Payment Application No.		16		
		Report Through		5/16/2024		
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	AVG	RCO #023 - Additional Building Permit Fees		24,622.24		
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				373,387.11		
Pending Change Orders						
GMP 5	E.B. Katz, Miencorp	RCO #024 - Storm Pipe Replacement & CMU Repairs		7,343.30		
GMP 5	Lakeland	RCO #030 - Bulletin #8 - Clevertouch Monitors & Wireless Access Points		126,833.05		
GMP 5	Miencorp, Ritenour Group	RCO #041 - Art Room Structural Changes		11,321.59		
GMP 5	Martin Public Seating	RCO #042 - Bulletin #10 - Furniture Tables		1,317.14		
GMP 5	Ritenour Group	RCO #044 - ASI #5 - Unforeseen Conditions at Stairwells		19,310.43		
Subtotal				166,125.51		
Exposures						
GMP 5	Mr. Excavator	RCO #026 - RFI 064 & RFI 066 - Civil Changes		6,390.96		
Subtotal				6,390.96		
Owner Contingency Remaining		(343,822.02)				

PROJECT COST REPORT (Continued)

		Thru GCS Payment Application No.		16			
		Report Through		5/16/2024			
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%
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)		
	AVG	RCO #023 - GMP 5 Additional Building Permit Fees		94,978.00			
	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				319,512			
Pending Change Orders							
	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				1,813,426.33			
Exposures							
	Miencorp	RCO #018 - Grind, Patch, Infill Walls Allowance Usage		Ongoing	10,000.00		
	Design Builder	RCO #033 - Winter Protection Allowance Usage #2		Ongoing	25,000.00		
Subtotal					35,000.00		
Allowances Grand Total Remaining				975,064.22			

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 16
Report Through 5/16/2024

LFI Breakdown

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 LFI		-	-	0.00	-	0.00	0.0%
Subtotal		-	-	-	-	-	0.0%
		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 2 LFI		-	-	0.00	-	0.00	0.0%
Subtotal		-	-	-	-	-	0.0%
		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 3 LFI	Exterior Brick and Block Demolition	857,000.00	-	857,000.00	840,784.00	16,216.00	98.1%
	UV Irradiation System	118,750.00	-	118,750.00	-	118,750.00	0.0%
	Security Cameras	17,800.00	-	17,800.00	17,800	0.00	100.0%
	Power Lines and Poles for the Security Cameras	21,800.00	-	21,800.00	-	21,800.00	0.0%
	Subtotal	1,015,350.00	-	1,015,350.00	858,584.00	156,766.00	84.6%
		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 5 LFI	Security Cameras	68,000.00	-	68,000.00	5,136	62,863.98	7.6%
	Security Guard	256,000.00	-	256,000.00	-	256,000.00	0.0%
	Exterior Masonry Walls	2,526,166.36	-	2,526,166.36	1,815,170	710,996.05	71.9%
	Alt. 1 - Security Glazing	182,586.60	-	182,586.60	-	182,586.60	0.0%
	Subtotal	3,032,752.96	-	3,032,752.96	1,820,306.33	1,212,446.63	60.0%
LFI Grand Total		4,048,102.96	-	4,048,102.96	2,678,890.33	1,369,212.63	66.18%

ANALYSIS OF DBE PARTICIPATION

Committed Values as of

5/16/2024

** 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	\$ 394,688.70	55%
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	\$ 113,046.05	39%
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	\$ 1,965,234.01	49%

CONSTRUCTION TRADES COMMITMENT

Tracking through: May 16, 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	-	191
05A - Livi Steel	-	-
06A - RFC Contracting	-	-
07A - Willham Roofing	-	106
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	477
26A - Lakeland Electric	-	-
26B - Lakeland Electric	100	66
26C/28A - Lakeland Electric	-	-
32A - Mr. Excavator	-	-
Totals	4,639	1,131

Hours Required to Meet Program	16,821
Grad Hours to Date	1,131
Grad Hours Remaining	15,690

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 19736.48 Total Hours					
Male	19030.98	96%	White or Caucasian	17273.85	88%
Female	1256.50	6%	Black or African American	2462.63	12%
Resident	2976.00	15%	Hispanic or Latino	0.00	0%
Graduate	191.00	1%	Other	0.00	0%

05A - Livi Steel 2782.00 Total Hours					
Male	2254.00	81%	White or Caucasian	2016.00	72%
Female	0.00	0%	Black or African American	154.00	6%
Resident	145.00	5%	Hispanic or Latino	84.00	3%
Graduate	0.00	0%	Other	0.00	0%

06A - RFC Contracting 989.00 Total Hours					
Male	989.00	100%	White or Caucasian	989.00	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	344.00	35%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

07A - Willham Roofing 3782.50 Total Hours					
Male	3782.50	100%	White or Caucasian	3286.00	87%
Female	0.00	0%	Black or African American	496.50	13%
Resident	379.00	10%	Hispanic or Latino	0.00	0%
Graduate	106.00	3%	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 4003.70 Total Hours					
Male	3923.70	98%	White or Caucasian	3940.70	98%
Female	80.00	2%	Black or African American	15.00	0.4%
Resident	143.50	4%	Hispanic or Latino	48.00	1.2%
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 872.00 Total Hours					
Male	872.00	100%	White or Caucasian	192.00	22%
Female	0.00	0%	Black or African American	680.00	78%
Resident	284.00	33%	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 4053.50 Total Hours					
Male	4053.50	100%	White or Caucasian	4013.50	99%
Female	0.00	0%	Black or African American	40.00	1%
Resident	1217.00	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 5511.00 Total Hours					
Male	5511.00	100%	White or Caucasian	3558.00	65%
Female	0.00	0%	Black or African American	605.00	11%
Resident	224.00	4%	Hispanic or Latino	1100.00	20%
Graduate	477.00	9%	Other	248.00	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 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 4828.50 Total Hours					
Male	4828.50	100%	White or Caucasian	4732.50	98%
Female	0.00	0%	Black or African American	48.00	1%
Resident	121.00	3%	Hispanic or Latino	48.00	1%
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 61711.18 Total Hours					
Male	58882.68	95%	White or Caucasian	49027.05	79%
Female	2851.50	5%	Black or African American	5357.13	9%
Resident	7459.50	12%	Hispanic or Latino	6527.00	11%
Graduate	1131.00	2%	Other	272.00	0.4%

BUILDING BREAKOUT

Gallagher PK-8 Site Plan Notes

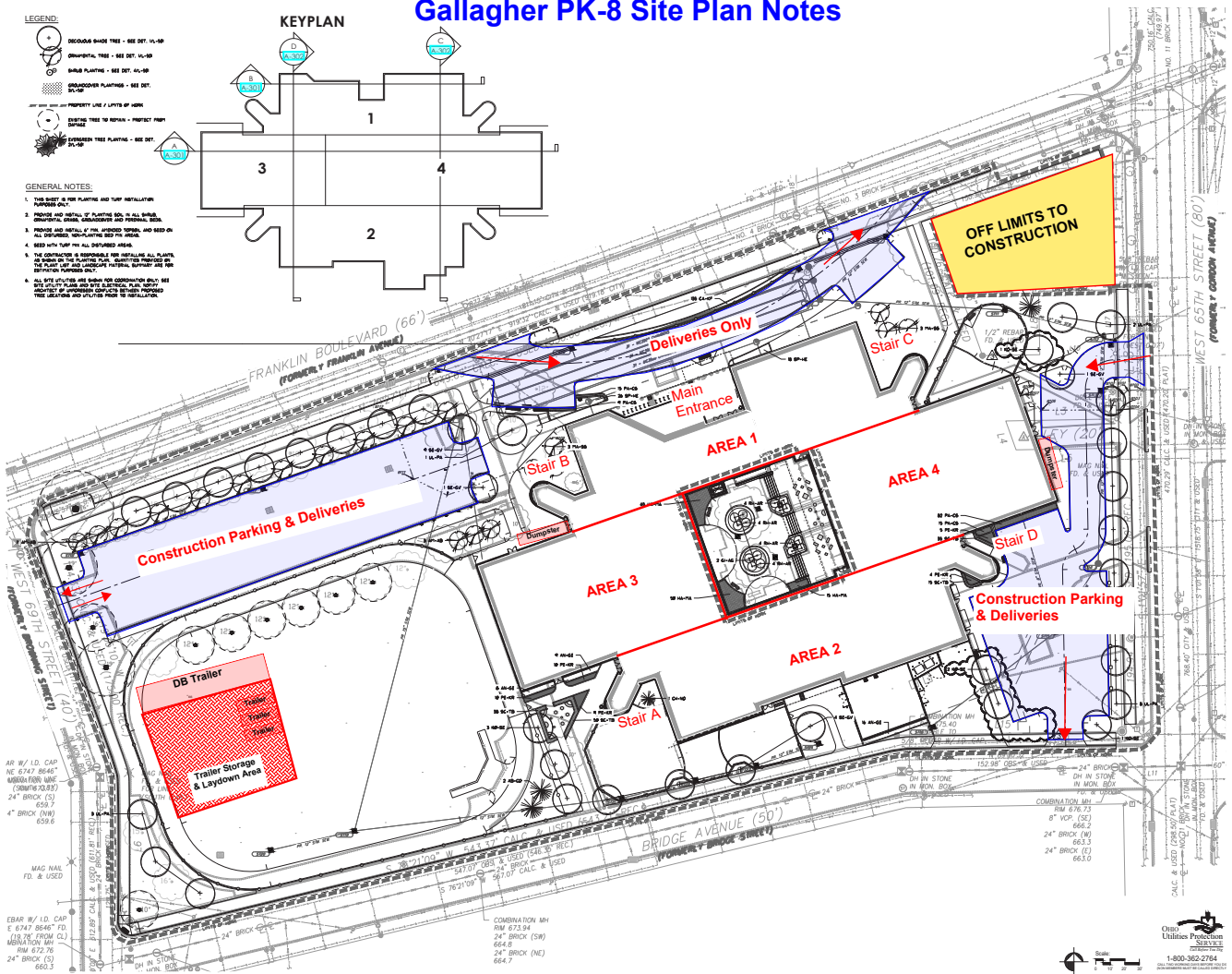
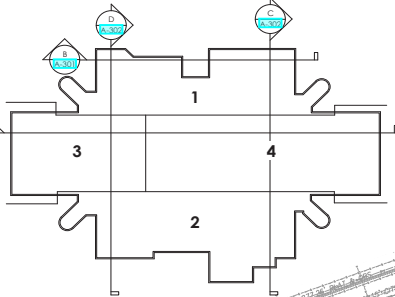
LEGEND:



GENERAL NOTES:

- THIS SITE IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
- REMOVE AND INSTALL OF PLANTING SOIL IN ALL BUILDING, ORNAMENTAL, AND LANDSCAPE PLANTING AREAS.
- REMOVE AND INSTALL OF THE EXISTING TOPSOIL AND SOIL IN ALL EXISTING PLANTING AREAS.
- SEED WITH TURF PINE ALL DISTURBED AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTING, TOPSOIL, AND LANDSCAPE PLANTING. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILING.
- ALL SITE UTILITIES AND NOTES FOR CONSTRUCTION SHALL BE PROVIDED BY THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

KEYPLAN



Activity Name	Orig Dur	% Comp	Start	Finish	Total Float	2024												2025							
						S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	
Joseph Gallagher Renovations	391	41.94%	09-14-23 A	03-26-25	0																				
GMP5 - Construction	391	41.94%	09-14-23 A	03-26-25	0																				
Milestones	559	57.78%	09-14-23 A	03-26-25	0																				
GMP5 Notice to Proceed	0	100%		09-14-23 A																					
Site Mobilization	0	100%		09-18-23 A																					
Full Temp Enclosure/ Dry-in	0	0%		08-02-24	-11																				
HVAC Operational for Finishes	0	0%		08-02-24	-11																				
Full Permanent Enclosure	0	0%		09-06-24	39																				
Shell Substantial Completion	0	0%		11-07-24*	-2																				
Furnishings Completion	0	0%		02-21-25*	-11																				
Substantial Complete	0	0%		02-21-25*	-11																				
Construction Final Completion	0	0%		03-23-25*	-11																				
Owner Occupancy	0	0%		03-26-25	0																				
Site Mobilization	23	100%	09-19-23 A	10-16-23 A																					
Establish Temp Facilities	10	100%	09-19-23 A	10-02-23 A																					
GMP5 Initial Mobilization	3	100%	10-02-23 A	10-02-23 A																					
Establish Access/ Staging	10	100%	10-09-23 A	10-16-23 A																					
Project Coordination	118	51.69%	09-18-23 A	07-25-24	30																				
Site Sewer Connection Coordination	30	100%	09-18-23 A	10-23-23 A																					
Exterior Renovation Coordination	45	100%	09-19-23 A	12-27-23 A																					
Interior Renovation Coordination	90	90%	09-19-23 A	05-16-24	-6																				
Site Electrical Utility Connection Coordination	60	5%	09-19-23 A	07-25-24	30																				
Material Procurement	175	100%	09-15-23 A	05-06-24	47																				
Foundations	30	100%	09-15-23 A	10-26-23 A																					
Prepare Foundation Submittals	10	100%	09-15-23 A	09-28-23 A																					
Foundation Submittals Review	10	100%	09-29-23 A	10-12-23 A																					
Foundation Materials Procurement	10	100%	10-13-23 A	10-26-23 A																					
Masonry	100	100%	09-15-23 A	12-29-23 A																					
Prepare Masonry Submittals	10	100%	09-15-23 A	09-28-23 A																					
Masonry Submittals Review	10	100%	09-29-23 A	10-12-23 A																					
Veneer Brick Procurement	80	100%	10-13-23 A	12-29-23 A																					
CMU Procurement	10	100%	10-13-23 A	10-26-23 A																					
Structural Steel	175	100%	09-15-23 A	02-22-24 A																					
Prepare Structural Steel Submittals	30	100%	09-15-23 A	01-05-24 A																					
Structural Steel Submittals Review	30	100%	11-07-23 A	02-22-24 A																					
Structural Steel Materials Procurement	120	100%	11-21-23 A	02-22-24 A																					
Site Sewer Structures	98	100%	09-19-23 A	05-06-24	47																				
Prepare Site Sewer Submittals	10	100%	09-19-23 A	11-02-23 A																					
Site Sewer Submittals Review	10	100%	11-03-23 A	11-16-23 A																					
Site Sewer Material Procurement	30	100%	11-17-23 A	05-06-24	47																				
Exterior Framing/ Sheathing	68	100%	10-06-23 A	01-31-24 A																					
Prepare Exterior Framing/ Sheathing Sub	20	100%	10-06-23 A	12-06-23 A																					
Exterior Framing/ Sheathing Submittals R	10	100%	12-07-23 A	12-20-23 A																					
Exterior Sheathing Procurement	15	100%	12-21-23 A	01-31-24 A																					
Exterior Framing Procurement	15	100%	12-21-23 A	01-31-24 A																					
Glass/ Glazing	146	100%	10-06-23 A	03-01-24 A																					
Prepare Window/ Storefront/ Curtain Wall	20	100%	10-06-23 A	12-26-23 A																					
Window/ Storefront/ Curtain Wall Submitt	10	100%	12-27-23 A	01-10-24 A																					</

CMS8-GA-UP7:Joseph
Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 05-06-24
Data Date 05-06-24
1 of 11

Cleveland Metropolitan School District
Joseph Gallagher Renovations
Revised Updated Construction Schedule
(05-06-24)

Paetsch
Scheduling & Planning, LLC



Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024												2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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CMS8-GA-UP7:Joseph
Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 05-06-24
Data Date 05-06-24
4 of 11

Cleveland Metropolitan School District
Joseph Gallegher Renovations
Revised Updated Construction Schedule
(05-06-24)



Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024																		2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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CMS8-GA-UP7:Joseph
Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 05-06-24
Data Date 05-06-24
7 of 11

Cleveland Metropolitan School District
Joseph Gallegher Renovations
Revised Updated Construction Schedule
(05-06-24)



Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024																		2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 05-06-24
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Cleveland Metropolitan School District
Joseph Gallegher Renovations
Revised Updated Construction Schedule
(05-06-24)



Activity Name		Orig Dur	% Comp	Start	Finish	Total Float	2024												2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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1	Doors/ Hardware - Unit 2 (1st Floor)	10	0%	12-17-24	12-31-24	-2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

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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
Fire Protection Finishes - Unit 3 (1st Floor)	15	0%	12-16-24	01-07-25	-7												
HVAC Finishes - Unit 3 (1st Floor)	15	0%	12-17-24	01-08-25	-8												
Lighting/ Electrical Finishes - Unit 3 (1st Floor)	15	0%	12-17-24	01-08-25	-8												
Ceiling Pads - Unit 3 (1st Floor)	15	0%	01-09-25	01-29-25	-8												
Flooring/ Wall Base - Unit 3 (1st Floor)	15	0%	01-17-25	02-06-25	-9												
Tech Devices/ Finishes - Unit 3 (1st Floor)	10	0%	01-21-25	02-03-25	-1												
Specialties - Unit 3 (1st Floor)	15	0%	01-24-25	02-13-25	-9												
Plumbing Finishes - Unit 3 (1st Floor)	10	0%	01-24-25	02-06-25	-9												
Doors/ Hardware - Unit 3 (1st Floor)	5	0%	01-30-25	02-05-25	-3												
Final Cleaning - Unit 3 (1st Floor)	3	0%	02-14-25	02-18-25	-9												
Site Prep/ Rough-in	68	0%	05-22-24	09-12-24	1												
Site Prep/ Earthwork	30	0%	05-22-24	07-09-24	1												
Courtyard Demo/ Clearing	10	0%	05-22-24*	06-06-24	1												
Site Demo/ Clearing	20	0%	05-30-24	07-01-24	1												
Courtyard Rough Grading	5	0%	06-07-24	06-14-24	6												
Site Rough Grading	10	0%	06-25-24	07-09-24	1												
Site Rough-in	38	0%	07-11-24	09-12-24	1												
Site Storm Sewers - West	12	0%	07-11-24	07-30-24	1												
Site Storm Sewers - East	10	0%	07-31-24	08-15-24	1												
Site Storm Outlet/ Retention	10	0%	08-16-24	09-03-24	2												
Site Electrical/ Tech Feeder Rough-in	10	0%	08-16-24	09-03-24	1												
Site Sanitary Sewers	5	0%	09-04-24	09-10-24	2												
Pull Site Feeder Wire	2	0%	09-04-24	09-05-24	1												
Electrical Utility Transform/ Connection	2	0%	09-06-24	09-09-24	1												
Pull Site Tech Cable	2	0%	09-10-24	09-12-24	1												
Site Finishes	99	0%	06-10-24	11-28-24	-1												
Courtyard Finishes	30	0%	06-10-24	07-29-24	23												
Site Finishes	45	0%	09-09-24*	11-28-24*	-1												
Post Construction	56	0%	01-08-25	03-26-25	0												
Systems Start-up/ Commissioning	40	0%	01-09-25	03-05-25	-5												
Building Systems Start-up	20	0%	01-09-25	02-05-25	-5												
Building Commissioning	20	0%	02-06-25	03-05-25	-5												
Floor Waxing/ Owner Prep	50	0%	01-08-25	03-18-25	-4												
Initial Owner Floor Waxing/ Bldg Prep	30	0%	01-08-25	02-18-25	-9												
Final Owner Floor Waxing/ Bldg Prep	20	0%	02-19-25	03-18-25	-4												
Furnishings	30	0%	01-13-25	02-21-25	-9												
Furnishings	30	0%	01-13-25	02-21-25	-9												
Punch Lists/ Final Inspections	25	0%	02-17-25	03-21-25	-7												
Final Occupancy Inspections	5	0%	02-17-25	02-21-25	-9												
Punch List	20	0%	02-24-25	03-21-25	-7												
Final Cleaning	12	0%	03-06-25	03-21-25	-7												
Owner Move-in	20	0%	02-27-25	03-26-25	0												
Owner Training	10	0%	02-27-25	03-12-25	0												
Owner Move-in	10	0%	03-13-25	03-26-25	0												

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#	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
131	Field Measured Lockers	Open	RFC Contracting	Naymik, Ryan (RFC Contracting)	Lochner, Ken (Arc... Shaughnessy, Erin...	05/09/2024	Alesi Osorio	05/16/2024		Lochner, Ken (Arc... Shaughnessy, Erin...				
127	Precast Seating Elements - Finish Colors	Open	Mr. Excavator, Inc	Carlson, Sarah (Mr. Excavator, Inc)	Koppelman, Graham... Carlson, Sarah (M...	05/01/2024	Alesi Osorio	05/08/2024		Koppelman, Graham... Carlson, Sarah (M...	site work	TBD		No
122	CFS Boxed Headers	Open	The Ritenour Group	Exl, Brian (The Ritenour Group)	Velotta, Lucio (G... Lochner, Ken (Arc... Belliveau, John (... Sullivan, Erin (O... James, Amy (Osbor...	04/26/2024	Alesi Osorio	05/03/2024		Velotta, Lucio (G... Lochner, Ken (Arc... Belliveau, John (... Sullivan, Erin (O... James, Amy (Osbor...				TBD

PROGRESS PHOTOS











