



JOSEPH M. GALLAGHER PROJECT STATUS REPORT OCTOBER 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

- All work is complete.
- LEMS Security is continuing to guard the project with an armed guard daily, from 6 pm to 6 am and 24 hours on weekends and holidays.

GMP 3

- The remainder of the HVAC Units are being tested and started this week. The chiller and boiler were started. Start-up was delayed due to the permanent electrical start up by First Energy.

GMP 5

- Interior masonry is being completed on the first and second floors.
- The handrails in the stair towers are being removed and replaced.
- The elevator is being installed. Third floor lockers are installed. Marker boards are going in the classrooms.
- Metal panels are being installed at the exterior of the building at stairs B, C and D.
- Installation of the curtainwall and windows is proceeding on the north elevation and at the interior of the art room. Exterior doors are being installed.
- The drywall installation and taping are continuing on the 1st floor. Lay-in ceilings are continuing on the second floor. Painting is ongoing on the second and third floors. Tile for the floors and walls in the second-floor bathrooms is being installed. VCT tile is being installed in the third-floor corridors.
- The kitchen hoods, cooler and freezer are in place and the condensers are set. The balance of the kitchen equipment is scheduled to arrive in November.
- Third floor Casework is being installed. The second-floor casework has arrived and is being installed.
- The furniture is ordered and scheduled to install in December.
- The first-floor fire protection is being installed. The fire pump is being installed. The dry system is being installed in the courtyard and at the main entrance.

- The plumber is continuing to install water and natural gas on the first floor. Fixture installation has also started on the third floor.
- The HVAC equipment in the mechanical rooms is running. The rooftop units have been started.
- The electrician is continuing the installing of the conduit for electric and technology on the first and second floors. The second and third floor devices and lights are being installed.
- The sitework is continuing. The installation of the walks around the site is continuing. The parking lot on W.65th is complete. The playgrounds are being installed.

SCHEDULE

The Revised Updated Construction Schedule, dated September 16, 2024 is attached. The schedule indicates that the project is 11 calendar days behind schedule. The project will be substantially complete on February 10, 2025. The schedule is being updated this week.

REQUEST FOR INFORMATION (RFI) AND SUBMITTALS

- There are no outstanding RFI's.
- All material submittals and shop drawings are up to date. 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. 21 Report Through 10/17/2024				Balance to Complete	% Complete
	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date		
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	1,603,690	134,137	92.3%
PRECONSTRUCTION - GRAND TOTAL	2,088,978.63	250,000.00	2,338,978.63	2,204,341.81	134,636.82	94.24%
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	413,130	46,932	89.8%
GMP 1 - DB Contingency	23,142	-	23,142	23,142	-	100.0%
Allowances						
Video Storm & Sanitary Sewers Allowance	28,000	-	28,000	22,700	5,300	81.1%
Unforeseen & Shaft Wall Demo Abatement Allowance	36,000	-	36,000	21,227	14,773	59.0%
Abatement Support Allowance (GMP1, GMP2 & GMP3)	128,000	24,874	152,874	4,891	147,983	3.2%
Subtotal	682,541	46,101	728,642	513,655	214,988	70.5%
GMP 1 - GRAND TOTAL	874,674.76	46,101.08	920,775.84	705,789.13	214,987.71	76.65%
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	922,583	43,982	95.4%
GMP 2 - DB Contingency	30,426	-	30,426	30,426	-	100.0%
Subtotal	1,005,626	29,765	1,035,392	991,410	43,982	95.8%
GMP 2 - GRAND TOTAL	1,175,209.27	29,765.41	1,204,974.68	1,160,992.43	43,982.25	96.35%
GCS GMP 3 - PROJECT COSTS						
Soft Costs						
GMP 3 - DB Stage Personnel Costs	141,174	-	141,174	134,115	7,059	95.0%
GMP 3 - DB General Conditions Cost	36,252	-	36,252	34,439	1,813	95.0%
Subtotal	177,426	-	177,426	168,555	8,871	95.0%
Hard Costs						
GMP 3 - DB Design Services Fee	72,537	-	72,537	65,283	7,254	90.0%
GMP 3 - DB Construction Stage Fee	80,606	-	80,606	76,576	4,030	95.0%
GMP 3 - Subcontract Totals	4,136,974	6,501	4,143,475	3,789,329	354,146	91.5%
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	4,148,717	367,036	91.9%
GMP 3 - GRAND TOTAL	4,686,678.06	0.00	4,693,178.87	4,317,271.78	375,907.09	91.99%
GCS GMP 5 - PROJECT COSTS						
Soft Costs						
GMP 5 - DB Stage Personnel Costs	590,786	-	590,786	413,550	177,236	70.0%
GMP 5 - DB General Conditions Cost	615,005	-	615,005	492,004	123,001	80.0%
Subtotal	1,205,791	-	1,205,791	905,554	300,237	75.1%
Hard Costs						
GMP 5 - DB Design Services Fee	673,586	-	673,586	370,472	303,114	55.0%
GMP 5 - DB Construction Stage Fee	748,522	-	748,522	523,966	224,557	70.0%
GMP 5 - Subcontract Totals	37,341,886	385,150	37,727,036	26,031,930	11,695,106	69.0%
GMP 5 - DB Contingency	1,126,740	-	1,126,740	294,556	832,185	26.1%
Allowances						
Grind, Patch, Tooth, Infill Walls & Floors	70,000	-	70,000	40,966	29,034	58.5%
Winter Protection	150,000	-	150,000	129,746	20,254	86.5%
Site Security Cameras	68,000	-	68,000	34,492	33,508	50.7%
Site Security Guard	256,000	-	256,000	90,508	165,492	35.4%
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	-	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	813,650	43,129,087	29,418,967	13,710,121	68.2%
GMP 5 - GRAND TOTAL	43,521,228.36	813,650.08	44,334,878.44	30,324,520.93	14,010,357.51	68.40%
PROJECT TOTALS	52,346,769.08	1,139,516.57	53,492,786.46	38,712,916.08	14,779,871.38	72.37%
PROJECT EXPOSURES						
DB Contingency Exposures			Owner Contingency Exposures			
Original Amount	1,301,643		Original Amount		202,082	
Approved Change Orders	460,604		Approved Change Orders		528,701	
Pending Change Orders	-		Pending Change Orders		(10,804)	
Exposures	18,854		Exposures		309,541	
Balance Remaining	822,185		Balance Remaining		(625,357)	

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 21
Report Through 10/17/2024

Subcontractor Breakdown

		Original		Changes		Completed		Balance	
		Scheduled Value	Date	to	Revised	to	to	Complete	% Complete
GMP 1									
Subcontract Breakdown									
	02A	Abatement - Precision Environmental	438,835.25	21,227	460,062.25	413,130	46,931.96	89.8%	
Subtotal			438,835.25	21,227	460,062	413,130	46,932	89.8%	
GMP 2									
Subcontract Breakdown									
	02B	Selective Demolition - Precision Environmental	497,999.48	24,874	522,873.56	492,977	29,896.74	94.3%	
	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	922,583	43,982	95.4%	
GMP 3									
Subcontract Breakdown									
	02C	Building Demolition - Precision Environmental	1,393,595.00	6,501	1,400,095.81	1,338,529	61,566.60	95.6%	
	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	1,700,186	121,225.70	93.3%	
	26B	Electrical Equipment- Lakeland Electric	496,927.60	-	496,927.60	335,900	161,027.82	67.6%	
Subtotal			4,136,973.85	6,501	4,143,475	3,789,329	354,146	91.5%	
GMP 5									
Subcontract Breakdown									
	03A&04A	Concrete & Masonry - Miencorp Masonry	4,555,012.00	41,278	4,596,289.56	4,215,823	380,466.71	91.7%	
	05A	Steel - Livi Steel	1,688,224.59	126,715	1,814,939.47	1,488,751	326,188.00	82.0%	
	06A	Carpentry & Specialties - RFC	2,420,369.00	5,470	2,425,838.69	1,224,841	1,200,997.35	50.5%	
	07A	Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	(409,198)	3,864,172.29	3,330,648	533,524.05	86.2%	
	08A	Glass & Glazing - Environmental Glass	1,795,131.60	-	1,795,131.60	1,529,670	265,461.13	85.2%	
	09A	Interiors - The Ritenour Group	5,039,455.60	188,317	5,227,772.70	3,175,050	2,052,722.51	60.7%	
	11A	Food Service Equipment - Breckenridge Kitchen	564,362.75	-	564,362.75	109,857	454,505.62	19.5%	
	12A	Casework - Farnham Equipment	804,780.00	66,849	871,628.86	163,698	707,931.01	18.8%	
	12B&12C	Furniture - Martin Public Seating	1,801,866.13	-	1,801,866.13	28,765	1,773,100.74	1.6%	
	21A	Fire Protection - Fox Fire	769,355.80	-	769,355.80	624,930	144,426.00	81.2%	
	22C	Plumbing - E.B. Katz	1,509,499.20	141,461	1,650,960.27	1,147,032	503,928.77	69.5%	
	23B	HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	35,828	4,667,385.08	3,610,175	1,057,209.77	77.3%	
	26C&28A	Electrical & Technology - Lakeland Electric	6,183,765.70	168,737	6,352,502.58	3,858,526	2,493,976.70	60.7%	
	32A	Final Site Development - Mr. Excavator	3,107,002.40	19,694	3,126,696.08	1,524,163	1,602,533.38	48.7%	
Subtotal			39,143,751.77	385,150.09	39,528,901.86	26,031,930.12	13,496,971.74	65.9%	
PROJECT TOTALS			44,656,360.35	442,643.31	45,099,003.66	31,156,972.11	13,942,031.55	69.09%	

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 21
Report Through 10/17/2024

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	-	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	294,556	832,184.74	26.1%
Subtotal	1,301,643.21	-	1,301,643.21	469,458.47	832,184.74	36.1%
DB Contingency Grand Total	1,301,643.21	-	1,301,643.21	469,458.47	832,184.74	36.1%

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			

Subtotal

460,604.03

Pending Change Orders

Subtotal

-

Exposures

Livi Steel	RCO #075 - X-Bracing at Gym	ROM	2,500.00			
RFC	RCO #077 - Elevator Software Upgrades	ROM	7,500.00			
RFC	RCO #086 - Gym Divider Curtian Change		7,065.00			
Livi Steel	RCO #087 - Remove & Relocate Beam Clips Above Conference Room		1,789.44			

Subtotal

18,854.44

DB Contingency Remaining

822,184.74

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 21
Report Through 10/17/2024

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	#####	-	100.0%
Owner Contingency Grand Total	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 & Bubblers 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
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
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
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
Subtotal		528,700.69

Pending Change Orders

Breckenridge Kitchen	RCO #048 - Remove Plastic Laminate on Serving Counters Credit	(8,575.63)
RFC	RCO #060 - RFI 151 - Marker Board Credit	(2,228.09)
Subtotal		(10,803.72)

Exposures

Ritenour, Livi Steel	RCO #067 - Bulletin #18 - Revised Canopy Wall Connection	2,050.31
Miencorp	RCO #084 - Waterproof Basement Storage Room #001	4,764.85
Lakeland Electric	RCO #085 - Data Communication & Data Switches Upgrade	302,726.13

Subtotal		309,541.29
Owner Contingency Remaining		(625,356.70)

PROJECT COST REPORT (Continued)

				Thru GCS Payment Application No. 21		Report Through 10/17/2024	
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%
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	50,000.00	-	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%
GCS GMP 5	Allowance Breakdown						
	Grind, Patch, Tooth, Infill Walls & Floors	70,000.00	-	70,000.00	40,966.19	29,033.81	58.5%
	Winter Protection	150,000.00	-	150,000.00	129,746	20,254.13	86.5%
	Site Security Cameras	68,000.00	-	68,000.00	34,492	33,508.04	50.7%
	Site Security Guard	256,000.00	-	256,000.00	90,508	165,492.00	35.4%
	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	-	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	-	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	2,198,043.00	655,159.99	77.0%
Allowances Grand Total		2,714,503.00	428,499.99	3,143,002.99	2,343,055.10	799,947.89	74.55%
Approved Change Orders							
	Precision Environmental			21,227.00			
	GPRS, CPP, Lewis Land, Pro-Vigil			36,175.82			
	Lakeland Electric, E.B Katz			4,891.33			
	Pro-Vigil			11,836.02			
	Design Builder			97,321.20			
	RFC			2,807.25			
	Pro-Vigil			11,836.02			
	Willham Roofing				(428,499.99)		
	AVG			94,978.00			
	E.B. Katz, Miencorp			11,560.20			
	E.B. Katz			38,439.80			
	Design Builder			24,233.67			
	Pro-Vigil			15,781.36			
	Martin Public Seating			1,801,866.13			
	Willham Roofing			2,679.60			
	Everstream			21,617.57			
	Pro-Vigil, LEMS			57,166.19			
	Pro-Vigil, LEMS			39,480.75			
Subtotal				2,293,898			
Pending Change Orders							
Subtotal							
Exposures							
	Miencorp			40,966.19			
	Castle, RFC			8,191.00			
Subtotal				49,157.19			
Allowances Grand Total Remaining						799,947.89	

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 21
Report Through 10/17/2024

LFI Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 LFI						
Subtotal	-	-	-	-	-	0.0%
GMP 2 LFI						
Subtotal	-	-	-	-	-	0.0%
GMP 3 LFI						
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	89,062.50	29,688	75.0%
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	0.0%
Subtotal	1,015,350.00	-	1,015,350.00	963,862.50	51,487.50	94.9%
GMP 5 LFI						
Security Cameras	68,000.00	-	68,000.00	34,492	33,508	50.7%
Security Guard	256,000.00	-	256,000.00	90,508	165,492	35.4%
Exterior Masonry Walls	2,526,166.36	-	2,526,166.36	2,517,166	9,000	99.6%
Alt. 1 - Security Glazing	182,586.60	-	182,586.60	29,089	153,498	15.9%
Subtotal	3,032,752.96	-	3,032,752.96	2,671,254.96	361,498.00	88.1%
LFI Grand Total	4,048,102.96	-	4,048,102.96	3,635,117.46	412,985.50	89.80%

ANALYSIS OF DBE PARTICIPATION

Committed Values as of

10/17/2024

** 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	\$ 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	\$ 448,782.90	100%
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	\$ 256,792.65	88%
26A - Lakeland Electric	\$ 154,934.00	100%	\$ 154,934.00	\$ 154,934.00	100%
26B - Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 346,850.50	70%
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	\$ 3,089,123.31	77%

CONSTRUCTION TRADES COMMITMENT

Tracking through: October 17, 2024

Company	CMSD Grad Hrs Pledged	CMSD Grad Hrs to Date
DB - CMSD Graduate		112
02A - Precision Environmental	-	55
02B - Precision Environmental	775	-
02C - Precision Environmental	-	173
03A/04A - Miencorp Masonry	-	615
05A - Livi Steel	-	-
06A - RFC Contracting	-	-
07A - Willham Roofing	-	735
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	-	627
32A - Mr. Excavator	-	-
Totals	4,639	3,019
Hours Required to Meet Program		16,821
Grad Hours to Date		3,019
Grad Hours Remaining		13,802

WORKFORCE PARTICIPATION TRACKING LOG

DB - CMSD Graduate				
112.00 Total Hours				
Male	16.00	14%	White or Caucasian	0.00 0%
Female	96.00	86%	Black or African American	16.00 14%
Resident	112.00	100%	Hispanic or Latino	96.00 86%
Graduate	112.00	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				
28209.48 Total Hours				
Male	26471.98	94%	White or Caucasian	24671.85 87%
Female	1737.50	6%	Black or African American	3537.63 13%
Resident	3938.50	14%	Hispanic or Latino	0.00 0%
Graduate	615.00	2%	Other	0.00 0%

05A - Livi Steel				
6361.80 Total Hours				
Male	6361.80	100%	White or Caucasian	5889.30 93%
Female	0.00	0%	Black or African American	388.50 6%
Resident	145.00	2%	Hispanic or Latino	84.00 1%
Graduate	0.00	0%	Other	0.00 0%

06A - RFC Contracting				
2578.00 Total Hours				
Male	2562.00	99%	White or Caucasian	2578.00 100%
Female	16.00	0.6%	Black or African American	0.00 0%
Resident	894.00	35%	Hispanic or Latino	0.00 0%
Graduate	0.00	0%	Other	0.00 0%

07A - Willham Roofing				
7852.10 Total Hours				
Male	7852.10	100%	White or Caucasian	6495.80 83%
Female	0.00	0%	Black or African American	1356.30 17%
Resident	1313.80	17%	Hispanic or Latino	0.00 0%
Graduate	735.30	9%	Other	0.00 0%

08A - Environmental Glass				
1353.30 Total Hours				
Male	1353.30	100%	White or Caucasian	1353.30 100%
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				
10667.70 Total Hours				
Male	10547.70	99%	White or Caucasian	8443.70 79%
Female	120.00	1%	Black or African American	1032.50 9.7%
Resident	183.50	2%	Hispanic or Latino	1191.50 11.2%
Graduate	63.50	1%	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%

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				
1672.00 Total Hours				
Male	1672.00	100%	White or Caucasian	504.00 30%
Female	0.00	0%	Black or African American	1168.00 70%
Resident	348.00	21%	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				
7569.00 Total Hours				
Male	7569.00	100%	White or Caucasian	7249.00 96%
Female	0.00	0%	Black or African American	320.00 4%
Resident	2514.50	33%	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				
8278.60 Total Hours				
Male	8230.60	99%	White or Caucasian	5537.30 67%
Female	48.00	1%	Black or African American	749.00 9%
Resident	349.00	4%	Hispanic or Latino	1441.00 17%
Graduate	573.00	7%	Other	551.30 7%

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				
493.50 Total Hours				
Male	493.50	100%	White or Caucasian	493.50 100%
Female	0.00	0%	Black or African American	0.00 0%
Resident	66.00	13%	Hispanic or Latino	0.00 0%
Graduate	66.00	13%	Other	0.00 0%

26C/28A - Lakeland Electric				
9151.50 Total Hours				
Male	9151.50	100%	White or Caucasian	8548.50 93%
Female	0.00	0%	Black or African American	48.00 1%
Resident	1748.00	19%	Hispanic or Latino	555.00 6%
Graduate	627.00	0%	Other	0.00 0%

32A - Mr. Excavator				
1951.00 Total Hours				
Male	1791.00	92%	White or Caucasian	1649.00 85%
Female	160.00	8%	Black or African American	0.00 0%
Resident	0.00	0%	Hispanic or Latino	110.00 6%
Graduate	0.00	0%	Other	0.00 0%

Gallagher Project				
100923.98 Total Hours				
Male	97231.48	96%	White or Caucasian	81960.25 81%
Female	3692.50	4%	Black or African American	9471.93 9%
Resident	13172.30	13%	Hispanic or Latino	8724.50 9%
Graduate	3019.30	3%	Other	575.30 0.6%

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	395	64.56%	09-14-23 A	04-01-25	0																			
GMP5 - Construction	395	64.56%	09-14-23 A	04-01-25	0																			
Milestones	565	65.13%	09-14-23 A	04-01-25	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%		09-16-24	-13																			
HVAC Operational for Finishes	0	0%		09-16-24	-13																			
Full Permanent Enclosure	0	0%		10-18-24	6																			
Shell Substantial Completion	0	0%		11-04-24*	2																			
Furnishings Completion	0	0%		02-20-25*	-10																			
Substantial Complete	0	0%		02-21-25*	-11																			
GCS Project Manager Retirement	0	0%		02-21-25*	0																			
Construction Final Completion	0	0%		03-23-25*	-11																			
Owner Occupancy	0	0%		04-01-25	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	100%	09-18-23 A	08-08-24 A																				
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	100%	09-19-23 A	05-16-24 A																				
Site Electrical Utility Connection Coordinati	60	100%	09-19-23 A	08-08-24 A																				
Material Procurement	175	100%	09-15-23 A	05-20-24 A																				
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	05-20-24 A																				
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	05-20-24 A																				
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																				
Window/ Storefront/ Curtain Wall Procure	80	100%	01-11-24 A	03-01-24 A																				

CMS8-GA-UP11-1:Joseph
 Gallagher Renovations
 CMSD8 GC0 Gallagher Portrait
 Run Date 09-16-24
 Data Date 09-13-24
 1 of 11

Cleveland Metropolitan School District
Joseph Gallagher Renovations
 Revised Updated Construction Schedule
 (09-16-24)



#	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
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PROGRESS PHOTOS











