



JOSEPH M. GALLAGHER PROJECT STATUS REPORT DECEMBER 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

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

GMP 5

- Interior and exterior masonry is 99% complete. Patching of the canopy will take place this week.
- The handrails in the stair towers are being removed and replaced. The entrance canopy steel is complete.
- The gym flooring is complete. Locker room lockers are installed. Marker boards are going in the classrooms on the 2nd floor. Toilet accessories are being installed. Interior wood doors are being installed.
- Metal panels are being installed at the exterior of the building at the main entrance. The canopy metal panels will be installed when the studs are completed. It will take 4-6 weeks to receive the panels.
- Installation of interior glass is continuing
- The drywall installation and taping are continuing on the 1st floor. Lay-in ceilings are continuing on the first floor. Painting is ongoing on the first and second floors. Ceramic tile for the floors and walls in the first and second-floor bathrooms is being installed. VCT tile is being installed in the second-floor corridors.
- The kitchen hoods, cooler and freezer are in place and the condensers are set. The balance of the kitchen equipment is being installed.
- Third floor Casework is complete. The second-floor casework is 9% complete. The first floor casework is being installed.
- The furniture is ordered and scheduled to begin installation on December 30th and January.
- The first-floor fire protection is being installed. Heads are going in on the first floor. The fire pump is ready to be

tested.

- The plumber is continuing to install water lines on the first floor. Fixture installation continues on the 2nd floor.
- The HVAC testing and balancing was completed on the 2nd and 3rd floors. The BAS system is being installed.
- The electrician is continuing with the installation of the first and second floor devices and lighting. The exterior lighting is being installed.
- The sitework is continuing. The installation of the walks around the site is complete. The playgrounds are complete. The grass at the front entrance remains to be painted. The playground stenciling remains. The traffic signage will be installed.
- Final cleaning is moving to the second floor on December 16th.
- All inspections are scheduled to be completed by February 7th.

SCHEDULE

The Revised Updated Construction Schedule, dated December 11, 2024 is attached. The schedule indicates that the project is on schedule. We have met with the contractors that are behind and they have increased manpower and/ or agreed to work overtime to remain on schedule. The project will be substantially complete on February 10, 2025. The schedule is being updated this week.

REQUEST FOR INFORMATION (RFI) AND SUBMITTALS

- The outstanding RFI's are shown on the attached log.
- 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

Thru GCS Payment Application No. 23
Report Through 12/12/2024

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, Inspection:	360,023	-	360,023	360,023	-	100.0%
Pre-Construction - NPDES Stormwater Permits	500.00	-	500	-	500	0.0%
Pre-Construction - Printing	6,000.00	-	6,000	6,000	-	100.0%
Pre-Construction - Increased E&O Premium	88,169	-	88,169	88,169	-	100.0%
Pre-Construction Stage Design	1,487,827	250,000	1,737,827	1,737,827	-	100.0%
PRECONSTRUCTION - GRAND TOTAL	2,088,978.63	250,000.00	2,338,978.63	2,338,478.72	500.00	99.98%
GCS GMP 1 - PROJECT COSTS						
Soft Costs						
GMP 1 - DB Stage Personnel Costs	145,819	-	145,819	145,820	-	100.0%
GMP 1 - DB General Conditions Cost	46,315	-	46,315	46,315	-	100.0%
Subtotal	192,133	-	192,133	192,134	-	100.0%
Hard Costs						
GMP 1 - DB Design Services Fee	13,530	-	13,530	13,530	-	100.0%
GMP 1 - DB Construction Stage Fee	15,035	-	15,035	15,035	-	100.0%
GMP 1 - Subcontract Totals	438,835	21,227	460,062	438,746	21,317	95.4%
GMP 1 - DB Contingency	23,142	-	23,142	23,142	-	100.0%
Allowances						
Video Storm & Sanitary Sewers Allowance	28,000	-	28,000	22,700	5,300	81.1%
Unforeseen & Shaft Wall Demo Abatement Allowance	36,000	-	36,000	21,227	14,773	59.0%
Abatement Support Allowance (GMP1, GMP2 & GMP3)	128,000	24,874	152,874	4,891	147,983	3.2%
Subtotal	682,541	46,101	728,642	539,270	189,372	74.0%
GMP 1 - GRAND TOTAL	874,674.76	46,101.08	920,775.84	731,404.48	189,372.36	79.43%
GCS GMP 2 - PROJECT COSTS						
Soft Costs						
GMP 2 - DB Stage Personnel Costs	133,331	-	133,331	133,331	-	100.0%
GMP 2 - DB General Conditions Cost	36,252	-	36,252	36,252	-	100.0%
Subtotal	169,583	-	169,583	169,583	-	100.0%
Hard Costs						
GMP 2 - DB Design Services Fee	18,189	-	18,189	18,189	-	100.0%
GMP 2 - DB Construction Stage Fee	20,212	-	20,212	20,212	-	100.0%
GMP 2 - Subcontract Totals	936,799	29,765	966,565	927,563	39,002	96.0%
GMP 2 - DB Contingency	30,426	-	30,426	30,426	-	100.0%
Subtotal	1,005,626	29,765	1,035,392	996,390	39,002	96.2%
GMP 2 - GRAND TOTAL	1,175,209.27	29,765.41	1,204,974.68	1,165,972.42	39,002.26	96.76%
GCS GMP 3 - PROJECT COSTS						
Soft Costs						
GMP 3 - DB Stage Personnel Costs	141,174	-	141,174	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	72,537	-	100.0%
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	3,903,501	239,974	94.2%
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	4,270,143	245,610	94.6%
GMP 3 - GRAND TOTAL	4,686,678.06	0.00	4,693,178.87	4,438,697.76	254,481.55	94.58%
GCS GMP 5 - PROJECT COSTS						
Soft Costs						
GMP 5 - DB Stage Personnel Costs	590,786	-	590,786	472,629	118,157	80.0%
GMP 5 - DB General Conditions Cost	615,005	-	615,005	492,004	123,001	80.0%
Subtotal	1,205,791	-	1,205,791	964,633	241,158	80.0%
Hard Costs						
GMP 5 - DB Design Services Fee	673,586	-	673,586	403,296	270,290	59.9%
GMP 5 - DB Construction Stage Fee	748,522	-	748,522	598,818	149,704	80.0%
GMP 5 - Subcontract Totals	37,341,886	561,597	37,903,482	30,939,987	6,963,496	81.6%
GMP 5 - DB Contingency	1,126,740	-	1,126,740	309,716	817,024	27.5%
Allowances						
Grind, Patch, Tooth, Infill Walls & Floors	70,000	-	70,000	66,259	3,741	94.7%
Winter Protection	150,000	-	150,000	132,927	17,073	88.6%
Site Security Cameras	68,000	-	68,000	39,692	28,308	58.4%
Site Security Guard	256,000	-	256,000	141,984	114,016	55.5%
Site Stabilization for Parking & Drive:	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	990,097	43,305,534	34,535,010	8,770,524	79.7%
GMP 5 - GRAND TOTAL	43,521,228.36	990,096.75	44,511,325.11	35,499,642.44	9,011,682.67	79.75%
PROJECT TOTALS	52,346,769.08	1,315,963.24	53,662,732.33	44,174,195.82	9,495,038.84	82.31%
PROJECT EXPOSURES						
DB Contingency Exposures			Owner Contingency Exposures			
Original Amount	1,301,643		Original Amount		202,082	
Approved Change Orders	484,619		Approved Change Orders		522,662	
Pending Change Orders			Pending Change Orders		207,190	
Exposures	17,901		Exposures		5,000	
Balance Remaining	799,123		Balance Remaining		(532,770)	

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 23
Report Through 12/12/2024

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	438,746	21,316.61	95.4%
Subtotal	438,835.25	21,227	460,062	438,746	21,317	95.4%
GMP 2						
Subcontract Breakdown						
02B Selective Demolition - Precision Environmental	497,999.48	24,874	522,873.56	497,957	24,916.75	95.2%
22A Plumbing Demolition - E.B. Katz Inc	283,866.00	2,174	286,040.25	275,791	10,249.28	96.4%
26A Electrical Demolition - Lakeland Electric	154,934.00	2,717	157,651.08	153,815	3,836.23	97.6%
Subtotal	936,799.48	29,765	966,565	927,563	39,002	96.0%
GMP 3						
Subcontract Breakdown						
02C Building Demolition - Precision Environmental	1,393,595.00	6,501	1,400,095.81	1,358,966	41,129.84	97.1%
22B Underground Plumbing - SPP Mechanical	425,040.00	-	425,040.00	414,715	10,325.48	97.6%
23A HVAC Equipment - Gardiner	1,821,411.25	-	1,821,411.25	1,779,336	42,074.85	97.7%
26B Electrical Equipment- Lakeland Electric	496,927.60	-	496,927.60	350,484	146,443.55	70.5%
Subtotal	4,136,973.85	6,501	4,143,475	3,903,501	239,974	94.2%
GMP 5						
Subcontract Breakdown						
03A&04A Concrete & Masonry - Miencorp Masonry	4,555,012.00	46,291	4,601,303.12	4,408,745	192,558.48	95.8%
05A Steel - Livi Steel	1,688,224.59	127,280	1,815,504.85	1,643,979	171,525.70	90.6%
06A Carpentry & Specialties - RFC	2,420,369.00	23,694	2,444,062.59	1,880,202	563,860.68	76.9%
07A Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	(409,198)	3,864,172.29	3,546,660	317,512.50	91.8%
08A Glass & Glazing - Environmental Glass	1,795,131.60	(1,224)	1,793,907.54	1,669,107	124,800.83	93.0%
09A Interiors - The Ritenour Group	5,039,455.60	200,722	5,240,177.61	3,522,569	1,717,609.09	67.2%
11A Food Service Equipment - Breckenridge Kitchen	564,362.75	-	564,362.75	315,540	248,822.51	55.9%
12A Casework - Farnham Equipment	804,780.00	65,625	870,404.80	493,696	376,708.70	56.7%
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	66,798	836,153.35	755,882	80,271.55	90.4%
22C Plumbing - E.B. Katz	1,509,499.20	174,681	1,684,180.02	1,351,640	332,540.39	80.3%
23B HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	35,524	4,667,081.02	4,064,446	602,635.01	87.1%
26C&28A Electrical & Technology - Lakeland Electric	6,183,765.70	183,531	6,367,296.61	4,786,191	1,581,105.80	75.2%
32A Final Site Development - Mr. Excavator	3,107,002.40	47,873	3,154,875.85	2,472,566	682,309.77	78.4%
Subtotal	39,143,751.77	561,596.76	39,705,348.53	30,939,986.78	8,765,361.75	77.9%
PROJECT TOTALS	44,656,360.35	619,089.98	45,275,450.33	36,209,795.99	9,065,654.34	79.98%

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 23
Report Through 12/12/2024

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	309,716	817,024.03	27.5%
Subtotal	1,301,643.21	-	1,301,643.21	484,619.18	817,024.03	37.2%
DB Contingency Grand Total	1,301,643.21	-	1,301,643.21	484,619.18	817,024.03	37.2%

Approved Change Orders

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

Subtotal 484,619.18

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
Ritenour Group	RCO #089 - Wall Above Window between Corridor & Cafeteria	ROM	6,851.48
Mr. Excavator	RCO #102 - Clean North Driveway for Asphalt Paving		1,049.12

Subtotal 17,900.60

DB Contingency Remaining 799,123.43

PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 23
Report Through 12/12/2024

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	#####	-	100.0%

Approved Change Orders

O2B - Precision Environmental	RCO #001 - Bulletin #1 - Tree Removal & Temporary Protection		25,946.44			
O2C - Precision Environmental	RCO #005 - Bulletin #2 - Structural Modifications		6,781.07			
Mr. Excavator	RCO #007 - Bulletin #3 - Civil Modifications		2,493.99			
Lakeland, Castle	RCO #008 - Bulletin #4 & Bulletin 5 Modifications		47,005.63			
E.B. Katz	RCO #009 - Bulletin #7 & Bulletin 4 - Add Water, Gas, Sanitary Lines & Plumbing Credit		70,909.47			
Miencorp, Farnham, Mr. Excavator	RCO #010 - Bulletin #6 - Casework, Structural & Civil Changes		43,037.00			
Miencorp	RCO #012 - RFI 052 - Waterproof Stair B Footer		9,104.80			
E.B. Katz	RCO #013 - RFI 029 & RFI 040 - ADA Sinks & Bubbler Replacement		1,792.57			
Miencorp, RFC, Willham, Farnham, Castle, Lakeland	RCO #020 - Bulletin #7 - Science Lab Room Changes		30,110.76			
Miencorp	RCO #021 - ASI #3 - CMU Walls at Dining Room		3,908.69			
AVG	RCO #023 - Additional Building Permit Fees		24,622.24			
E.B. Katz, Miencorp	RCO #024 - Storm Pipe Replacement & CMU Repairs		7,343.30			
Ritenour Group	RCO #027 - RFI 084 - Shaft Wall Width Increase & RFI 090 New Wall		28,077.97			
RFC	RCO #028 - RFI 092 - Wheelchair Lift Opening Credit & Bulletin 7		805.10			
Lakeland	RCO #030 - Bulletin #8 - Clevertouch Monitors & Wireless Access Points		126,833.05			
Farnham Equipment	RCO #034 - Bulletin #7 - Casework & Science Tops		44,439.90			
Mr. Excavator	RCO #036 - Bulletin #8 - New Playground Equipment		6,921.80			
E.B. Katz	RCO #037 - Bulletin #8 - Hot Water Returns & Cleanouts		15,007.16			
Ritenour Group	RCO #038 - Epoxy Flooring @ Kitchen Corridor & Storage		12,422.52			
Miencorp, Ritenour Group	RCO #041 - Art Room Structural Changes		11,321.59			
Martin Public Seating	RCO #042 - Bulletin #10 - Furniture Tables		1,317.14			
Willham Roofing	RCO #045 - Metal Panels Finish Coat Charge		16,443.61			
Breckenridge Kitchen	RCO #048 - Remove Plastic Laminate on Serving Counters Credit		(8,575.63)			
Ritenour Group	RCO #051 - Bulletin #11 - Perimeter Angle at Exterior of Building		11,737.58			
Lakeland	RCO #054 - ASI #6 - Video Monitor Relocation		4,327.97			
Ritenour Group, Miencorp	RCO #055 - Bulletin #9 - Rework Wall at Library & Install Tube Steel at Stairwells		2,868.16			
E.B. Katz/Mr. Excavator	RCO #056 - Bulletin #13 - Area 4 Roof Drains		19,323.50			
E.B. Katz/Ritenour	RCO #058 - Bulletin #14 - Water Connection to Icemakers & Column Enclosures		9,407.27			
RFC	RCO #059 - Bulletin #14 - (1) New Refrigerator		1,972.12			
RFC	RCO #060 - RFI 151 - Marker Board Credit		(2,228.09)			
Ritenour Group	RCO #061 - Additional Wall Tile in Boy Restrooms		9,633.98			
Mr. Excavator	RCO #065 - Bulletin #16 Rev1 - Updated PK-K Playground Equipment		26,421.41			
Ritenour	RCO #066 - Bulletin #17 - Terrace Mural Wall Finish		1,596.78			
GCS	RCO #068 - DB Contingency to Owners Contingency Transfer		(104,311.16)			
Ritenour	RCO #069 - 1st Floor Shaft Ceiling		4,013.40			
E.B. Katz	RCO #073 - Copper Pipe Replacement		2,877.00			
RFC	RCO #078 - Vinyl Decal Size Change		1,830.66			
RFC	RCO #081 - (2) New Locker Room Signage		356.22			
Miencorp	RCO #084 - Waterproof Basement Storage Room #001		4,764.85			
Subtotal			522,661.82			

Pending Change Orders

Ritenour, Livi Steel	RCO #067 - Bulletin #18 - Revised Canopy Wall Connection		2,050.31			
Castle, Lakeland	RCO #093 - Bulletin #20 - Mechanical & Electrical Changes		13,517.76			
Lakeland	RCO #094 - Bulletin #21 - Add Dry Sprinkler to Fire Alarm System		9,443.16			
Lakeland	RCO #095 - Bulletin #22 - (34) Halo Ceiling Sensors		99,341.70			
RFC	RCO #096 - Bulletin #23 - Sprinkler Riser Cages		40,431.00			
Lakeland	RCO #097 - Bulletin #24 - (10) CleverTouch Monitors Swap		42,406.17			
Subtotal			207,190.10			

Exposures

Ritenour	RCO #098 - Bulletin #13 & RFI 183 - Roof Drain Pipe Box Out	ROM	5,000.00			
Subtotal			5,000.00			

Owner Contingency Remaining			(532,770.36)			
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PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 23
Report Through 12/12/2024

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	28,394	1,606.23	94.6%
Underground Storm Repair Allowance	50,000.00	-	50,000.00	50,000	-	100.0%
Security Camera & Monitoring Allowance	17,800.00	-	17,800.00	17,800	-	100.0%
Subtotal	97,800.00	-	97,800.00	96,193.77	1,606.23	98.4%

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 5 Allowance Breakdown						
Grind, Patch, Tooth, Infill Walls & Floors	70,000.00	-	70,000.00	66,259	3,741.43	94.7%
Winter Protection	150,000.00	-	150,000.00	132,927	17,073.13	88.6%
Site Security Cameras	68,000.00	-	68,000.00	39,692	28,308.04	58.4%
Site Security Guard	256,000.00	-	256,000.00	141,984	114,016.00	55.5%
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	2,283,192.38	570,010.61	80.0%

Allowances Grand Total	2,714,503.00	428,499.99	3,143,002.99	2,428,204.48	714,798.51	77.26%
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Approved Change Orders

Precision Environmental	RCO #002 - Unforeseen Hazardous Material	21,227.00
GPRS, CPP, Lewis Land, Pro-Vigil	RCO #003 - Sewer Videos, Light Pole Relocation & Security Cameras	36,175.82
Lakeland Electric, E.B Katz	RCO #004 - HVAC & Electrical Abatement Support	4,891.33
Pro-Vigil	RCO #006 - OCT, NOV & DEC Security Camera Invoices	11,836.02
Design Builder	RCO #011 - Winter Protection	97,321.20
RFC	RCO #017 - Door Hardware Hinge Width Change	2,807.25
Pro-Vigil	RCO #019 - JAN, FEB & MAR Security Camera Invoices	11,836.02
Willham Roofing	RCO #022 - ACM Panelworkx Substitution Credit	(428,499.99)
AVG	RCO #023 - GMP 5 Additional Building Permit Fees	94,978.00
E.B. Katz, Miencorp	RCO #024 - Storm Pipe Replacement & CMU Repairs	11,560.20
E.B. Katz	RCO #029 - RFI 086 - Existing Water Main Pipe Relocation	38,439.80
Design Builder	RCO #033 - Winter Protection Allowance Usage #2	24,233.67
Pro-Vigil	RCO #039 - APR, MAY, JUN & JUL Security Camera Invoices	15,781.36
Martin Public Seating	RCO #040 - Building Furniture Allowance Usage	1,801,866.13
Willham Roofing	RCO #046 - Metal Deck Replacement	2,679.60
Everstream	RCO #050 - Everstream Fiber Relocation	21,617.57
Pro-Vigil, LEMS	RCO #057 - Site Security Cameras & Guard	57,166.19
Castle, RFC	RCO #064 - Temporary HVAC Protection & Transformers	8,191.00
Pro-Vigil, LEMS	RCO #070 - Site Security Cameras & Guard Usage #2	39,480.75

Subtotal		2,302,089
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Pending Change Orders

Pro-Vigil, LEMS	RCO #072 - Site Security Cameras & Guard Usage #3	56,676.00
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Subtotal		56,676.00
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Exposures

Miencorp	RCO #018 - Grind, Patch, Infill Walls Allowance Usage	57,230.38
LEMS	RCO #099 - Site Security Guard Usage #4	38,352.00
Ritenour, RFC	RCO #100 - Infill, Patch, Caulk & Paint	9,028.19
RFC	RCO #101 - Remove Barricades	3,181.00

Subtotal		107,791.57
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Allowances Grand Total Remaining		676,446.51
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PROJECT COST REPORT (Continued)

Thru GCS Payment Application No. 23
Report Through 12/12/2024

LFI Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 LFI	-	-	-	-	-	0.0%
Subtotal	-	-	-	-	-	0.0%
GMP 2 LFI	-	-	-	-	-	0.0%
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	118,750.00	-	100.0%
Security Cameras	17,800.00	-	17,800.00	17,800	-	100.0%
Power Lines and Poles for the Security Cameras	21,800.00	-	21,800.00	21,800	-	100.0%
Subtotal	1,015,350.00	-	1,015,350.00	1,015,350.00	-	100.0%
GMP 5 LFI						
Security Cameras	68,000.00	-	68,000.00	39,692	28,308	58.4%
Security Guard	256,000.00	-	256,000.00	141,984	114,016	55.5%
Exterior Masonry Walls	2,526,166.36	-	2,526,166.36	2,526,166	-	100.0%
Alt. 1 - Security Glazing	182,586.60	-	182,586.60	37,492	145,095	20.5%
Subtotal	3,032,752.96	-	3,032,752.96	2,745,334.32	287,418.64	90.5%
LFI Grand Total	4,048,102.96	-	4,048,102.96	3,760,684.32	287,418.64	92.90%

ANALYSIS OF DBE PARTICIPATION

Committed Values as of

12/12/2024

** 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	\$ 363,868.00	81%
09A - The Ritenour Group	\$ 5,039,455.60	15%	\$ 755,918.34	\$ 65,515.00	9%
11A - Breckenridge Kitchen	\$ 564,362.75	0%	\$ -	\$ -	0%
12A - Farnham Equipment	\$ 804,780.00	0%	\$ -	\$ -	0%
21A - Fox Fire	\$ 769,355.80	0%	\$ -	\$ -	0%
22A - E.B. Katz	\$ 283,866.00	0%	\$ -	\$ -	0%
22B - SPP Mechanical	\$ 425,040.00	0%	\$ -	\$ -	0%
22C - E.B. Katz	\$ 1,509,499.20	0%	\$ -	\$ -	0%
23A - Gardiner	\$ 1,821,411.25	0%	\$ -	\$ -	0%
23B - Castle Heating & Air	\$ 4,631,557.00	6%	\$ 293,200.00	\$ 293,200.00	100%
26A - Lakeland Electric	\$ 154,934.00	100%	\$ 154,934.00	\$ 153,814.85	99%
26B - Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 350,484.05	71%
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	\$ 3,108,645.16	77%

CONSTRUCTION TRADES COMMITMENT

Tracking through: December 12, 2024

Company	CMSD Grad Hrs Pledged	CMSD Grad Hrs to Date
DB - CMSD Graduate		96
02A - Precision Environmental	-	55
02B - Precision Environmental	775	-
02C - Precision Environmental	-	173
03A/04A - Miencorp Masonry	-	837
05A - Livi Steel	-	-
06A - RFC Contracting	-	-
07A - Willham Roofing	-	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	-	1,283
32A - Mr. Excavator	-	-
Totals	4,639	3,785
Hours Required to Meet Program		16,821
Grad Hours to Date		3,785
Grad Hours Remaining		13,036

WORKFORCE PARTICIPATION TRACKING LOG

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

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

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

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

03A/04A - Miencorp Masonry					
32873.48 Total Hours					
Male	30866.48	94%	White or Caucasian	28853.35	88%
Female	2007.00	6%	Black or African American	4020.13	12%
Resident	4435.50	13%	Hispanic or Latino	0.00	0%
Graduate	836.50	3%	Other	0.00	0%

05A - Livi Steel					
7111.30 Total Hours					
Male	7099.30	100%	White or Caucasian	6626.80	93%
Female	0.00	0%	Black or African American	388.50	5%
Resident	145.00	2%	Hispanic or Latino	84.00	1%
Graduate	0.00	0%	Other	0.00	0%

06A - RFC Contracting					
4224.50 Total Hours					
Male	4168.50	99%	White or Caucasian	4200.50	99%
Female	40.00	0.9%	Black or African American	8.00	0.2%
Resident	1250.50	30%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

07A - Willham Roofing					
10125.00 Total Hours					
Male	10125.00	100%	White or Caucasian	8768.70	87%
Female	0.00	0%	Black or African American	1356.30	13%
Resident	1337.80	13%	Hispanic or Latino	0.00	0%
Graduate	735.30	7%	Other	0.00	0%

08A - Environmental Glass					
2732.80 Total Hours					
Male	2732.80	100%	White or Caucasian	2732.80	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

09A - The Ritenour Group					
19804.70 Total Hours					
Male	19133.70	97%	White or Caucasian	15183.70	77%
Female	671.00	3%	Black or African American	2104.00	10.6%
Resident	640.50	3%	Hispanic or Latino	2517.00	12.7%
Graduate	63.50	0.3%	Other	0.00	0%

11A - Breckenridge Kitchen					
63.00 Total Hours					
Male	63.00	0%	White or Caucasian	63.00	100%
Female	0.00	0%	Black or African American	0.00	0%
Resident	0.00	0%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

12A - Farnham Equipment					
1803.00 Total Hours					
Male	1688.00	94%	White or Caucasian	1688.00	94%
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					
3408.00 Total Hours					
Male	3408.00	100%	White or Caucasian	1280.00	38%
Female	0.00	0%	Black or African American	2128.00	62%
Resident	404.00	12%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

22A - E.B. Katz					
445.50 Total Hours					
Male	445.50	100%	White or Caucasian	393.50	88%
Female	0.00	0%	Black or African American	52.00	12%
Resident	52.00	12%	Hispanic or Latino	0.00	0%
Graduate	0.00	0%	Other	0.00	0%

22B - SPP Mechanical					
662.50 Total Hours					
Male	662.50	100%	White or Caucasian	642.50	97%
Female	0.00	0%	Black or African American	0.00	0%
Resident	230.00	35%	Hispanic or Latino	20.00	3%
Graduate	0.00	0%	Other	0.00	0%

22C - E.B. Katz					
9977.00 Total Hours					
Male	9977.00	100%	White or Caucasian	9343.00	94%
Female	0.00	0%	Black or African American	634.00	6%
Resident	3368.50	34%	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					
10999.60 Total Hours					
Male	10951.60	100%	White or Caucasian	7855.80	71%
Female	48.00	0.4%	Black or African American	803.60	7%
Resident	744.20	7%	Hispanic or Latino	1757.60	16%
Graduate	573.00	5%	Other	566.60	5%

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

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

26C/28A - Lakeland Electric					
20302.50 Total Hours					
Male	19201.50	95%	White or Caucasian	19149.50	94%
Female	981.00	5%	Black or African American	48.00	0.2%
Resident	5430.00	27%	Hispanic or Latino	985.00	5%
Graduate	1283.00	6%	Other	0.00	0%

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

Gallagher Project					
141916.88 Total Hours					
Male	136135.88	96%	White or Caucasian	117843.65	83%
Female	5518.00	4%	Black or African American	12346.53	9%
Resident	19478.00	14%	Hispanic or Latino	10857.10	8%
Graduate	3880.80	3%	Other	590.60	0.4%

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	389	81.49%	09-14-23 A	03-24-25	1																			
GMP5 - Construction	389	81.49%	09-14-23 A	03-24-25	1																			
Milestones	545	92.48%	09-14-23 A	03-12-25	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	100%		09-16-24 A																				
HVAC Operational for Finishes	0	100%		10-01-24 A																				
Full Permanent Enclosure	0	100%		10-18-24 A																				
Shell Substantial Completion	0	0%		01-30-25*	-72																			
Furnishings Completion	0	0%		02-10-25*	0																			
Substantial Complete	0	0%		02-10-25*	0																			
GCS Project Manager Retirement	0	0%		02-21-25*	0																			
Construction Final Completion	0	0%		03-12-25*	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																				
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 Submittals	10	100%	12-27-23 A	01-10-24 A																				
Window/ Storefront/ Curtain Wall Procurement	80	100%	01-11-24 A	03-01-24 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 Coordination	60	100%	09-19-23 A	08-08-24 A																				
Exterior Renovation	263	91.63%	10-02-23 A	01-30-25	-22																			
Below Grade Structure	53	100%	10-02-23 A	11-22-23 A																				
Masonry to Grade	53	100%	10-02-23 A	10-16-23 A																				

CMS8-GA-UP15:Joseph
Gallegher Renovations
CMSD8 GC0 Gallagher Portrait
Run Date 12-11-24
Data Date 12-11-24
1 of 12

Cleveland Metropolitan School District
Joseph Gallagher Renovations
Revised Updated Construction Schedule
(12-11-24)



#	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
188	Canopy Steel in Room 206	Open	Greenspace Constr...	Rini, Tim (Greenspace Construction Services, LLC)	Pollner, John (Os... Lochner, Ken (Arc...	12/06/2024	Alesi Osorio	12/13/2024		Pollner, John (Os... Lochner, Ken (Arc...		No		TBD
185	Booster Pump Pressure	Open	E.B. Katz Co.	Mohar, Richard (E.B. Katz Co.)	Lochner, Ken (Arc... Sullivan, Erin (O... James, Amy (Osbor...	12/04/2024	Alesi Osorio	12/11/2024		Lochner, Ken (Arc... Sullivan, Erin (O... James, Amy (Osbor...		No		No

PROGRESS PHOTOS











