



JOSEPH M. GALLAGHER PROJECT STATUS REPORT APRIL 2025

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



**Facilities
Construction
Commission**



TABLE OF CONTENTS

Executive Summary	1
Project Cost Status Report	2
Analysis of DBE Participation	8
Construction Trades Commitment	9
Workforce Participation Tracking Log	10
Key Plan	11
RFI Log	12
Progress Photos	13

EXECUTIVE SUMMARY

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

PROGRESS

GMP 1 & 2

- All work is complete.

GMP 3

- All work is complete.

GMP 5

- Material is ordered for additional change order work.
- The HVAC functional testing is being coordinated between AGM & Gardiner.
- The sitework contractor is back onsite to backfill construction trailer pad, finish fence, final grade, seed & straw.
- All building inspections are complete.
- The building security has been activated.
- Certificate of Occupancy is in District Hands.

SCHEDULE

Punch list items are being completed by all contractors. Demonstrations are being scheduled.

DIVERSITY BUSINESS ENTERPRISE PROGRAM

Please reference the tracking log included in the report.

WORKFORCE PARTICIPATION AND CONSTRUCTION TRADES

Please reference the tracking log included in the report.

PROJECT COST REPORT

Project Cost Status Report		Thru GCS Payment Application No. 27 Report Through 4/17/2025				
	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS PRECONSTRUCTION - COSTS						
Pre-Construction - Personnel Costs	67,460	-	67,460	67,460	-	100.0%
Pre-Construction - Scheduling	6,000	-	6,000	6,000	-	100.0%
Pre-Construction - Bond Costs	73,000	-	73,000	73,000	-	100.0%
Pre-Construction - Plans, Permits, Inspections	360,023	-	360,023	360,023	-	100.0%
Pre-Construction - NPDES Stormwater Permits	500.00	-	500	-	500	0.0%
Pre-Construction - Printing	6,000.00	-	6,000	6,000	-	100.0%
Pre-Construction - Increased E&O Premium	88,169	-	88,169	88,169	-	100.0%
Pre-Construction Stage Design	1,487,827	250,000	1,737,827	1,737,827	-	100.0%
PRECONSTRUCTION - GRAND TOTAL	2,088,978.63	250,000.00	2,338,978.63	2,338,478.72	500.00	99.98%
GCS GMP 1 - PROJECT COSTS						
Soft Costs						
GMP 1 - DB Stage Personnel Costs	145,819	-	145,819	145,820	-	100.0%
GMP 1 - DB General Conditions Cost	46,315	-	46,315	46,315	-	100.0%
Subtotal	192,133	-	192,133	192,134	-	100.0%
Hard Costs						
GMP 1 - DB Design Services Fee	13,530	-	13,530	13,530	-	100.0%
GMP 1 - DB Construction Stage Fee	15,035	-	15,035	15,035	-	100.0%
GMP 1 - Subcontract Totals	438,835	21,227	460,062	438,746	21,317	95.4%
GMP 1 - DB Contingency	23,142	-	23,142	23,142	-	100.0%
Allowances						
Video Storm & Sanitary Sewers Allowance	28,000	-	28,000	22,700	5,300	81.1%
Uniforms & Shaft Wall Demo Abatement Allowance	36,000	-	36,000	21,227	14,773	59.0%
Abatement Support Allowance (GMP1, GMP2 & GMP3)	128,000	24,874	152,874	4,891	147,983	3.2%
Subtotal	682,541	46,101	728,642	539,270	189,372	74.0%
GMP 1 - GRAND TOTAL	874,674.76	46,101.08	920,775.84	731,404.48	189,372.36	79.43%
GCS GMP 2 - PROJECT COSTS						
Soft Costs						
GMP 2 - DB Stage Personnel Costs	133,331	-	133,331	133,331	-	100.0%
GMP 2 - DB General Conditions Cost	36,252	-	36,252	36,252	-	100.0%
Subtotal	169,583	-	169,583	169,583	-	100.0%
Hard Costs						
GMP 2 - DB Design Services Fee	18,189	-	18,189	18,189	-	100.0%
GMP 2 - DB Construction Stage Fee	20,212	-	20,212	20,212	-	100.0%
GMP 2 - Subcontract Totals	936,799	29,765	966,565	927,563	39,002	96.0%
GMP 2 - DB Contingency	30,426	-	30,426	30,426	-	100.0%
Subtotal	1,005,626	29,765	1,035,392	996,390	39,002	96.2%
GMP 2 - GRAND TOTAL	1,175,209.27	29,765.41	1,204,974.68	1,165,972.42	39,002.26	96.76%
GCS GMP 3 - PROJECT COSTS						
Soft Costs						
GMP 3 - DB Stage Personnel Costs	141,174	-	141,174	141,174	-	100.0%
GMP 3 - DB General Conditions Cost	36,252	-	36,252	36,252	-	100.0%
Subtotal	177,426	-	177,426	177,426	-	100.0%
Hard Costs						
GMP 3 - DB Design Services Fee	72,537	-	72,537	72,537	-	100.0%
GMP 3 - DB Construction Stage Fee	80,606	-	80,606	80,606	-	100.0%
GMP 3 - Subcontract Totals	4,136,974	6,501	4,143,475	4,075,047	68,427	98.3%
GMP 3 - DB Contingency	121,335	-	121,335	121,335	-	100.0%
Allowances						
Light Pole Relocation Allowance	30,000	-	30,000	28,394	1,606	94.6%
Underground Storm Repair Allowance	50,000	-	50,000	50,000	-	100.0%
Security Camera & Monitoring Allowance	17,800	-	17,800	17,800	-	100.0%
Subtotal	4,509,252	6,501	4,515,753	4,445,720	70,034	98.4%
GMP 3 - GRAND TOTAL	4,686,678.06	0.00	4,693,178.87	4,623,145.63	70,033.68	98.51%
GCS GMP 5 - PROJECT COSTS						
Soft Costs						
GMP 5 - DB Stage Personnel Costs	590,786	-	590,786	590,786	-	100.0%
GMP 5 - DB General Conditions Cost	615,005	-	615,005	553,505	61,501	90.0%
Subtotal	1,205,791	-	1,205,791	1,144,291	61,501	94.9%
Hard Costs						
GMP 5 - DB Design Services Fee	673,586	-	673,586	672,212	1,374	99.8%
GMP 5 - DB Construction Stage Fee	748,522	-	748,522	730,363	18,159	97.6%
GMP 5 - Subcontract Totals	37,341,886	1,053,361	38,395,247	38,672,597	(277,350)	100.7%
GMP 5 - DB Contingency	1,126,740	-	1,126,740	796,107	330,633	70.7%
Allowances						
Grind, Patch, Tooth, Infill Walls & Floors	70,000	-	70,000	70,000	-	100.0%
Winter Protection	150,000	-	150,000	132,927	17,073	88.6%
Site Security Cameras	68,000	-	68,000	42,364	25,636	62.3%
Site Security Guard	256,000	-	256,000	256,000	-	100.0%
Site Stabilization for Parking & Drives	35,000	-	35,000	-	35,000	0.0%
Metal Deck Repair	15,000	-	15,000	2,680	12,320	17.9%
Emergency Responder Radio	145,905	-	145,905	137,779	8,126	94.4%
Hardware Modifications	20,000	-	20,000	2,807	17,193	14.0%
Additional Building Permit Fees	94,978	-	94,978	94,978	-	100.0%
Adjudication	100,000	-	100,000	75,504	24,496	75.5%
FF&E	1,469,820	428,500	1,898,320	1,801,866	96,454	94.9%
Subtotal	42,315,437	1,481,861	43,797,298	43,488,184	309,115	99.3%
GMP 5 - GRAND TOTAL	43,521,228.36	1,481,860.85	45,003,089.21	44,632,474.01	370,615.20	99.18%
PROJECT TOTALS	52,346,769.08	1,807,727.34	54,160,997.23		669,523.50	98.76%
PROJECT EXPOSURES						
DB Contingency Exposures			Owner Contingency Exposures			
Original Amount	1,301,643		Original Amount		202,082	
Approved Change Orders	553,766		Approved Change Orders		697,016	
Pending Change Orders	543		Pending Change Orders		26,193	
Exposures	417,245		Exposures		(557,033)	
Balance Remaining	330,090		Balance Remaining		35,905	

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 27
Report Through 4/17/2025

Subcontractor Breakdown

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1							
	Subcontract Breakdown						
	02A Abatement - Precision Environmental	438,835.25	21,227	460,062.25	438,746	21,316.61	95.4%
Subtotal		438,835.25	21,227	460,062	438,746	21,317	95.4%
GMP 2							
	Subcontract Breakdown						
	02B Selective Demolition - Precision Environmental	497,999.48	24,874	522,873.56	497,957	24,916.75	95.2%
	22A Plumbing Demolition - E.B. Katz Inc	283,866.00	2,174	286,040.25	275,791	10,249.28	96.4%
	26A Electrical Demolition - Lakeland Electric	154,934.00	2,717	157,651.08	153,815	3,836.23	97.6%
Subtotal		936,799.48	29,765	966,565	927,563	39,002	96.0%
GMP 3							
	Subcontract Breakdown						
	02C Building Demolition - Precision Environmental	1,393,595.00	6,501	1,400,095.81	1,358,966	41,129.84	97.1%
	22B Underground Plumbing - SPP Mechanical	425,040.00	-	425,040.00	414,715	10,325.48	97.6%
	23A HVAC Equipment - Gardiner	1,821,411.25	-	1,821,411.25	1,820,683	728.58	100.0%
	26B Electrical Equipment- Lakeland Electric	496,927.60	-	496,927.60	480,684	16,243.55	96.7%
Subtotal		4,136,973.85	6,501	4,143,475	4,075,047	68,427	98.3%
GMP 5							
	Subcontract Breakdown						
	03A&04A Concrete & Masonry - Miencorp Masonry	4,555,012.00	110,744	4,665,756.23	4,559,743	106,013.48	97.7%
	05A Steel - Livi Steel	1,688,224.59	128,532	1,816,756.59	1,732,516	84,240.11	95.4%
	06A Carpentry & Specialties - RFC	2,420,369.00	182,911	2,603,280.00	2,563,183	40,096.92	98.5%
	07A Roofing, Metal Panels & Skylights - Willham Roofing	4,273,370.00	(406,887)	3,866,483.46	3,790,011	76,472.96	98.0%
	08A Glass & Glazing - Environmental Glass	1,795,131.60	4,477	1,799,608.45	1,782,264	17,344.60	99.0%
	09A Interiors - The Ritenour Group	5,039,455.60	233,352	5,272,807.45	4,997,830	274,977.70	94.8%
	11A Food Service Equipment - Breckenridge Kitchen	564,362.75	(8,221)	556,141.55	553,357	2,784.48	99.5%
	12A Casework - Farnham Equipment	804,780.00	65,625	870,404.80	794,427	75,977.74	91.3%
	12B&12C Furniture - Martin Public Seating	1,801,866.13	5,862	1,807,728.00	1,734,247	73,480.79	95.9%
	21A Fire Protection - Fox Fire	769,355.80	65,573	834,928.80	797,133	37,795.51	95.5%
	22C Plumbing - E.B. Katz	1,509,499.20	147,992	1,657,491.20	1,635,271	22,220.20	98.7%
	23B HVAC & Integrated Automation - Castle Heating & Air	4,631,557.00	36,155	4,667,712.00	4,468,112	199,599.73	95.7%
	26C&28A Electrical & Technology - Lakeland Electric	6,183,765.70	451,091	6,634,856.70	6,387,320	247,536.58	96.3%
	32A Final Site Development - Mr. Excavator	3,107,002.40	36,155	3,143,157.40	2,877,183	265,974.89	91.5%
Subtotal		39,143,751.77	1,053,360.86	40,197,112.63	38,672,596.94	1,524,515.69	96.2%
PROJECT TOTALS		44,656,360.35	1,110,854.08	45,767,214.43	44,113,952.42	1,653,262.01	96.39%

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 27
Report Through 4/17/2025

DB Contingency Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 DB Contingency	23,141.76	-	23,141.76	23,142	-	100.0%
GMP 2 DB Contingency	30,425.52	-	30,425.52	30,426	-	100.0%
GMP 3 DB Contingency	121,335.49	-	121,335.49	121,335	-	100.0%
GMP 5 DB Contingency	1,126,740.44	-	1,126,740.44	796,107	330,632.96	70.7%
Subtotal	1,301,643.21	-	1,301,643.21	971,010.25	330,632.96	74.6%

DB Contingency Grand Total	1,301,643.21	-	1,301,643.21	971,010.25	330,632.96	74.6%
-----------------------------------	---------------------	----------	---------------------	-------------------	-------------------	--------------

Approved Change Orders						
Livi Steel	RCO #016 - Bulletin #7 - Steel Framing & Deck Infill		28,101.93			
Castle Heating & Air	RCO #025 - Duct Leakage Testng		14,964.98			
Livi Steel	RCO #031 - Bulletin #9 - Stairs, Skylight & Mics Steel Structural Changes		98,612.95			
Ritenour Group	RCO #035 - Bulletin #6 - Finish Schedule Changes		35,080.76			
Ritenour Group	RCO #044 - ASI #5 - Added Steel at Stairwells		18,512.33			
Ritenour Group	RCO #047 - Paint Steel in Area 4 for Rooftop Unit		6,291.95			
Mr. Excavator, E.B. Katz	RCO #049 - RFI 077 - Canopy Roof Drain & Tie in		10,996.57			
Ritenour Group	RCO #052 - Bulletin #11 - Area 4 Added Chase Walls		7,899.28			
GCS	RCO #063 - Damaged Insulation Replacement		1,640.11			
GCS	RCO #068 - DB Contingency to Owners Contingency Transfer		104,311.16			
GCS	RCO #071 - Window/Curtainwall Water Test		7,000.00			
Ritenour Group	RCO #074 - Bulletin #19 - Additional Spray Foam		40,241.19			
Lakeland	RCO #076 - Extend Concrete Pad for Trident Switch		2,063.87			
Fox Fire	RCO #079 - Install Dry System at Courtyard & Main Entrance		66,797.55			
Lakeland	RCO #080 - Overtime for Permanent Electrical Service		5,604.62			
Ritenour Group	RCO #082 - Expansion Joint, Ceiling Grid & AVB		8,557.38			
RFC	RCO #083 - Hollow Metal Door Frame Adjustments		3,927.40			
RFC	RCO #086 - Gym Divider Curtian Change		7,065.00			
Livi Steel	RCO #087 - Remove & Relocate Beam Clips Above Conference Room		1,789.44			
Lakeland Electric	RCO #088 - New Light Fixtures at Exposed Ceilings		4,740.68			
Ritenour Group	RCO #089 - Wall Above Window between Corridor & Cafeteria		5,042.49			
Willham Roofing	RCO #090 - Z-Furring Discrepancy at North Elevation		2,311.17			
RFC	RCO #091 - North Elevation & Courtyard Wood Blocking		5,724.00			
Lakeland	RCO #092 - OT for Removal of Temp Power & Finish Lighting in 2nd Floor		2,384.86			
Mr. Excavator	RCO #102 - Clean North Driveway for Asphalt Paving		1,049.12			
Ritenour Group	RCO #103 - OT for 2nd Floor & Main Entrance Ceiling		1,616.20			
Ritenour Group	RCO #105 - Sealed Concrete to ArmorSeal		5,999.46			
RFC	RCO #106 - Reworked Existing Steel Columns		12,781.41			
Ritenour	RCO #098 - Bulletin #13 & RFI 183 - Roof Drain Pipe Box Out		1,757.21			
Ritenour	RCO #116 - Grinding & Prepping Main Vestibule Floor		4,644.58			
Miencorp	RCO #117 - Misc. Wall Patching on 2nd Floor		3,203.71			
RFC	RCO #118 - Extra Dispenser, Soap Dispenser & Mop Holder		986.00			
RFC	RCO #120 - Added (6) Trim Rings to AED Cabinets		1,099.91			
Ritenour	RCO #123 - Bulletin #26 Added Acoustical Panels in Drawing Terrace		6,778.16			
RFC	RCO #126 - Built-In Locks for Lockers		16,634.00			
E.B. Katz	RCO #127 - WaterSaver Eyewash Station		1,521.25			
Mr. Excavator	RCO #128 - RFI 195 - Tamper Switch		1,372.59			
RFC/Ritenour	RCO #125 - Bulletin #29 - Canopy Signage & Expansion Covers		4,660.36			
Subtotal			553,765.63			
Pending Change Orders						
Ritenour	RCO #130 - Replace Damaged Ceiling Tiles		542.70			
Subtotal			542.70			
Exposures						
GCS	RCO #104 - DB Contingency to Owners Contingency Transfer #2		417,244.62			
Subtotal			417,244.62			
DB Contingency Remaining			330,090.26			

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 27
Report Through 4/17/2025

Owner Contingency Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 Owner Contingency	26,224.94	-	26,224.94	26,225	-	100.0%
GMP 2 Owner Contingency	35,256.28	-	35,256.28	35,256	-	100.0%
GMP 3 Owner Contingency	140,600.34	-	140,600.34	140,600	-	100.0%
GMP 5 Owner Contingency		-			-	0.0%
Subtotal	202,081.56	-	202,081.56	202,081.56	-	100.0%
Owner Contingency Grand Total	202,081.56	-	202,081.56	202,081.56	-	100.00%

Approved Change Orders		
02B - Precision Environmental	RCO #001 - Bulletin #1 - Tree Removal & Temporary Protection	25,946.44
02C - Precision Environmental	RCO #005 - Bulletin #2 - Structural Modifications	6,781.07
Mr. Excavator	RCO #007 - Bulletin #3 - Civil Modifications	2,493.99
Lakeland, Castle	RCO #008 - Bulletin #4 & Bulletin 5 - Modifications	47,005.63
E.B. Katz	RCO #009 - Bulletin #7 & Bulletin 4 - Add Water, Gas, Sanitary Lines & Plumbing Credit	70,909.47
Miencorp, Farnham, Mr. Excavator	RCO #010 - Bulletin #6 - Casework, Structural & Civil Changes	43,037.00
Miencorp	RCO #012 - RFI 052 - Waterproof Stair B Footer	9,104.80
E.B. Katz	RCO #013 - RFI 029 & RFI 040 - ADA Sinks & Bubbler Replacement	1,792.57
Miencorp, RFC, Willham, Farnham, Castle, Lakeland	RCO #020 - Bulletin #7 - Science Lab Room Changes	30,110.76
Miencorp	RCO #021 - ASI #3 - CMU Walls at Dining Room	3,908.69
AVG	RCO #023 - Additional Building Permit Fees	24,622.24
E.B. Katz, Miencorp	RCO #024 - Storm Pipe Replacement & CMU Repairs	7,343.30
Ritenour Group	RCO #027 - RFI 084 - Shaft Wall Width Increase & RFI 090 New Wall	28,077.97
RFC	RCO #028 - RFI 092 - Wheelchair Lift Opening Credit & Bulletin 7	805.10
Lakeland	RCO #030 - Bulletin #8 - Clevertouch Monitors & Wireless Access Points	126,833.05
Farnham Equipment	RCO #034 - Bulletin #7 - Casework & Science Tops	44,439.90
Mr. Excavator	RCO #036 - Bulletin #8 - New Playground Equipment	6,921.80
E.B. Katz	RCO #037 - Bulletin #8 - Hot Water Returns & Cleanouts	15,007.16
Ritenour Group	RCO #038 - Epoxy Flooring @ Kitchen Corridor & Storage	12,422.52
Miencorp, Ritenour Group	RCO #041 - Art Room Structural Changes	11,321.59
Martin Public Seating	RCO #042 - Bulletin #10 - Furniture Tables	1,317.14
Willham Roofing	RCO #045 - Metal Panels Finish Coat Charge	16,443.61
Breckenridge Kitchen	RCO #048 - Remove Plastic Laminate on Serving Counters Credit	(8,575.63)
Ritenour Group	RCO #051 - Bulletin #11 - Perimeter Angle at Exterior of Building	11,737.58
Lakeland	RCO #054 - ASI #6 - Video Monitor Relocation	4,327.97
Ritenour Group, Miencorp	RCO #055 - Bulletin #9 - Rework Wall at Library & Install Tube Steel at Stairwells	2,868.16
E.B. Katz/Mr. Excavator	RCO #056 - Bulletin #13 - Area 4 Roof Drains	19,323.50
E.B. Katz/Ritenour	RCO #058 - Bulletin #14 - Water Connection to Icemakers & Column Enclosures	9,407.27
RFC	RCO #059 - Bulletin #14 - (1) New Refrigerator	1,972.12
RFC	RCO #060 - RFI 151 - Marker Board Credit	(2,228.09)
Ritenour Group	RCO #061 - Additional Wall Tile in Boy Restrooms	9,633.98
Mr. Excavator	RCO #065 - Bulletin #16 Rev1 - Updated PK-K Playground Equipment	26,421.41
Ritenour	RCO #066 - Bulletin #17 - Terrace Mural Wall Finish	1,596.78
Ritenour, Livi Steel	RCO #067 - Bulletin #18 - Revised Canopy Wall Connection	2,050.31
GCS	RCO #068 - DB Contingency to Owners Contingency Transfer	(104,311.16)
Ritenour	RCO #069 - 1st Floor Shaft Ceiling	4,013.40
E.B. Katz	RCO #073 - Copper Pipe Replacement	2,877.00
RFC	RCO #078 - Vinyl Decal Size Change	1,830.66
RFC	RCO #081 - (2) New Locker Room Signage	356.22
Miencorp	RCO #084 - Waterproof Basement Storage Room #001	4,764.85
Castle,Lakeland	RCO #093 - Bulletin #20 - Mechanical & Electrical Changes	13,517.76
Lakeland	RCO #094 - Bulletin #21 - Add Dry 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
Ritenour, RFC	RCO #100 - Infill, Patch, Caulk & Paint	289.56
Mr. Excavator	RCO #111 - Alternate #2 - Water Vault Credit	(14,749.60)
RFC	RCO #113 - (8) Additional Kitchen Accessories	1,556.01
Lakeland Electric	RCO #114 - (2) OpenGate Detectors Credit	(36,717.53)
Lakeland Electric	RCO #115 - (2) Added Halo Sensors in Dining Area	6,613.71
GCS	RCO #108 - Basement Radon Test	260.78
RFC	RCO #110 - (3) Cafeteria Coiling Door Switches	431.33
Martin Public Seating	RCO #119 - Added Furniture to Hearing Clinic	4,797.45
Lakeland	RCO #122 - Meraki Core Switch Upgrade	5,944.39
E.B. Katz	RCO #124 - Science Room Fixtures Credit	(1,261.79)
Subtotal		697,016.23
Pending Change Orders		
RFC	RCO #129 - Bulletin #29 Rev. 1 - Wayfinding Signage	3,081.35
Farnham	RCO #131 - Bulletin #29 Rev. 1 - Dietician Desk & Science Lab Casework	4,913.03
RFC	RCO #132 - Bulletin #30 - Roller Shades & Signage	13,983.95
RFC	RCO #133 - Bulletin #30 - Elevator Wall Protection	3,473.56
Farnham	RCO #134 - Bulletin #31 - Add locks to Casework at Clinic	741.42
Subtotal		26,193.32
Exposures		
GCS	RCO #104 - DB Contingency to Owners Contingency Transfer #2	(417,244.62)
EV Glass	RCO #134 - Bulletin #32 - Opaque Film to Door Sidelights	5,000.00
GCS	RCO #136 - Allowance Transfer to Owners Contingency	(144,787.90)
Subtotal		(557,032.52)
Owner Contingency Remaining		35,904.53

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 27
Report Through 4/17/2025

Allowance Breakdown

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 1	Allowance Breakdown						
	Video Storm & Sanitary Sewers Allowance	28,000.00	-	28,000.00	22,700	5,300.00	81.1%
	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	-	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	70,000	-	100.0%
	Winter Protection	150,000.00	-	150,000.00	132,927	17,073.13	88.6%
	Site Security Cameras	68,000.00	-	68,000.00	42,364	25,636.04	62.3%
	Site Security Guard	256,000.00	-	256,000.00	256,000	-	100.0%
	Site Stabilization for Parking & Drives	35,000.00	-	35,000.00	-	35,000.00	0.0%
	Metal Deck Repair	15,000.00	-	15,000.00	2,680	12,320.40	17.9%
	Emergency Responder Radio	145,905.00	-	145,905.00	137,779.12	8,125.88	94.4%
	Hardware Modifications	20,000.00	-	20,000.00	2,807	17,192.75	14.0%
	Additional Building Permit Fees	94,978.00	-	94,978.00	94,978	-	100.0%
	Adjudication	100,000.00	-	100,000.00	75,503.52	24,496.48	75.5%
	FF&E	1,469,820.00	428,500	1,898,319.99	1,801,866	96,453.86	94.9%
Subtotal		2,424,703.00	428,499.99	2,853,202.99	2,616,904.45	236,298.54	91.7%
Allowances Grand Total		2,714,503.00	428,499.99	3,143,002.99	2,761,916.55	381,086.44	87.88%
Approved Change Orders							
	Precision Environmental			RCO #002 - Unforeseen Hazardous Material	21,227.00		
	GPRS, CPP, Lewis Land, Pro-Vigil			RCO #003 - Sewer Videos, Light Pole Relocation & Security Cameras	36,175.82		
	Lakeland Electric, E.B Katz			RCO #004 - HVAC & Electrical Abatement Support	4,891.33		
	Pro-Vigil			RCO #006 - OCT, NOV & DEC Security Camera Invoices	11,836.02		
	Design Builder			RCO #011 - Winter Protection	97,321.20		
	RFC			RCO #017 - Door Hardware Hinge Width Change	2,807.25		
	Miencorp			RCO #018 - Grind, Patch, Infill Walls Allowance Usage	61,249.40		
	Pro-Vigil			RCO #019 - JAN, FEB & MAR Security Camera Invoices	11,836.02		
	William 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		
	William 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		
	Pro-Vigil, LEMS			RCO #072 - Site Security Cameras & Guard Usage #3	56,676.00		
	LEMS			RCO #099 - Site Security Guard Usage #4	45,696.00		
	Ritenour, RFC			RCO #100 - Infill, Patch, Caulk & Paint	8,750.60		
	RFC			RCO #101 - Remove Barricades	3,181.00		
	RFC, Ritenour			RCO #109 - Bulletin #25 Rev.1 - Fire Rated Doors	75,503.52		
	Lakeland Electric			RCO #112 - Emergency Responder Radio System	137,779.12		
	LEMS			RCO #107 - Site Security Guard Usage #5	48,144.00		
Subtotal					2,739,069		
Pending Change Orders							
	LEMS			RCO #121 - Site Security Guard Usage #6	22,848.00		
Subtotal					22,848.00		
Exposures							
	GCS			RCO #136 - Allowance Transfer to Owners Contingency	144,787.90		
Subtotal					144,787.90		
Allowances Grand Total Remaining					236,298.54		

PROJECT COST REPORT (Continued)

Joseph Gallagher PK-8

Thru GCS Payment Application No. 27
Report Through 4/17/2025

LFI Breakdown

		Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GMP 1 LFI	Original Scheduled Value					
	-	-	-	-	-	0.0%
Subtotal	-	-	-	-	-	0.0%
GMP 2 LFI	Original Scheduled Value					
	-	-	-	-	-	0.0%
Subtotal	-	-	-	-	-	0.0%
GMP 3 LFI	Original Scheduled Value					
Exterior Brick and Block Demolition	857,000.00	-	857,000.00	857,000.00	-	100.0%
UV Irradiation System	118,750.00	-	118,750.00	118,750.00	-	100.0%
Security Cameras	17,800.00	-	17,800.00	17,800	-	100.0%
Power Lines and Poles for the Security Cameras	21,800.00	-	21,800.00	21,800	-	100.0%
Subtotal	1,015,350.00	-	1,015,350.00	1,015,350.00	-	100.0%
GMP 5 LFI	Original Scheduled Value					
Security Cameras	68,000.00	-	68,000.00	42,364	25,636	62.3%
Security Guard	256,000.00	-	256,000.00	256,000	-	100.0%
Exterior Masonry Walls	2,526,166.36	-	2,526,166.36	2,526,166	-	100.0%
Alt. 1 - Security Glazing	182,586.60	-	182,586.60	182,587	-	100.0%
Subtotal	3,032,752.96	-	3,032,752.96	3,007,116.92	25,636.04	99.2%
LFI Grand Total	4,048,102.96	-	4,048,102.96	4,022,466.92	25,636.04	99.37%

ANALYSIS OF DBE PARTICIPATION

Committed Values as of

3/13/2025

** Does not include change orders**

Primary Subcontractor	Original Subcontracted Value	DBE 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	\$ 448,782.00	100%
09A - The Ritenour Group	\$ 5,039,455.60	15%	\$ 755,918.34	\$ 755,918.34	100%
11A - Breckenridge Kitchen	\$ 564,362.75	0%	\$ -	\$ -	0%
12A - Farnham Equipment	\$ 804,780.00	0%	\$ -	\$ -	0%
21A - Fox Fire	\$ 769,355.80	0%	\$ -	\$ -	0%
22A - E.B. Katz	\$ 283,866.00	0%	\$ -	\$ -	0%
22B - SPP Mechanical	\$ 425,040.00	0%	\$ -	\$ -	0%
22C - E.B. Katz	\$ 1,509,499.20	0%	\$ -	\$ -	0%
23A - Gardiner	\$ 1,821,411.25	0%	\$ -	\$ -	0%
23B - Castle Heating & Air	\$ 4,631,557.00	6%	\$ 293,200.00	\$ 293,200.00	100%
26A - Lakeland Electric	\$ 154,934.00	100%	\$ 154,934.00	\$ 154,934.00	100%
26B - Lakeland Electric	\$ 496,927.60	100%	\$ 496,927.60	\$ 496,927.60	100%
26C/28A - Lakeland Electric	\$ 6,183,765.70	15%	\$ 927,564.86	\$ 927,564.86	100%
32A - Mr. Excavator	\$ 3,107,002.40	0%	\$ -	\$ -	0%
Totals	\$ 42,854,494.22	9%	\$ 4,031,526.10	\$ 4,031,525.20	100%

CONSTRUCTION TRADES COMMITMENT

Tracking through: March 13, 2025

Company	CMSD Grad Hrs Pledged	CMSD Grad Hrs to Date
DB - CMSD Graduate		96
02A - Precision Environmental	-	55
02B - Precision Environmental	775	-
02C - Precision Environmental	-	173
03A/04A - Miencorp Masonry	-	837
05A - Livi Steel	-	-
06A - RFC Contracting	-	-
07A - Willham Roofing	-	743
08A - Environmental Glass	660	-
09A - The Ritenour Group	2,000	64
11A - Breckenridge Kitchen	-	-
12A - Farnham Equipment	-	-
21A - Fox Fire	504	-
22A - E.B. Katz	-	-
22B - SPP Mechanical	-	-
22C - E.B. Katz	-	-
23A - Gardiner	-	-
23B - Castle Heating & Air	600	573
26A - Lakeland Electric	-	-
26B - Lakeland Electric	100	66
26C/28A - Lakeland Electric	-	1,283
32A - Mr. Excavator	-	-
Totals	4,639	3,793

Hours Required to Meet Program	16,821
Grad Hours to Date	3,793
Grad Hours Remaining	13,028

WORKFORCE PARTICIPATION TRACKING LOG

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

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

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

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

03A/04A - Miencorp Masonry					
		33134.48	Total Hours		
Male		31127.48	94%	White or Caucasian	29114.35 88%
Female		2007.00	6%	Black or African American	4020.13 12%
Resident		4456.00	13%	Hispanic or Latino	0.00 0%
Graduate		836.50	3%	Other	0.00 0%

05A - Livl Steel					
		7385.30	Total Hours		
Male		7332.30	99%	White or Caucasian	6859.80 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					
		7052.00	Total Hours		
Male		6900.00	98%	White or Caucasian	6995.00 99%
Female		152.00	2.2%	Black or African American	57.00 0.8%
Resident		1606.50	23%	Hispanic or Latino	0.00 0%
Graduate		0.00	0%	Other	0.00 0%

07A - Willham Roofing					
		10521.00	Total Hours		
Male		10521.00	100%	White or Caucasian	9156.70 87%
Female		0.00	0%	Black or African American	1364.30 13%
Resident		1345.80	13%	Hispanic or Latino	0.00 0%
Graduate		743.30	7%	Other	0.00 0%

08A - Environmental Glass					
		3260.80	Total Hours		
Male		3260.80	100%	White or Caucasian	3260.80 100%
Female		0.00	0%	Black or African American	0.00 0%
Resident		0.00	0%	Hispanic or Latino	0.00 0%
Graduate		0.00	0%	Other	0.00 0%

09A - The Ritenour Group					
		32545.70	Total Hours		
Male		31138.70	96%	White or Caucasian	25413.20 78%
Female		1343.00	4%	Black or African American	2806.00 8.6%
Resident		1566.50	5%	Hispanic or Latino	3662.50 11.3%
Graduate		63.50	0.2%	Other	0.00 0%

11A - Breckenridge Kitchen					
		128.00	Total Hours		
Male		128.00	100%	White or Caucasian	128.00 100%
Female		0.00	0%	Black or African American	0.00 0%
Resident		0.00	0%	Hispanic or Latino	0.00 0%
Graduate		0.00	0%	Other	0.00 0%

12A - Farnham Equipment					
		4616.00	Total Hours		
Male		4616.00	100%	White or Caucasian	4104.00 89%
Female		0.00	0%	Black or African American	512.00 11%
Resident		0.00	0%	Hispanic or Latino	0.00 0%
Graduate		0.00	0%	Other	0.00 0%

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

21A - Fox Fire					
		3656.00	Total Hours		
Male		3656.00	100%	White or Caucasian	144.00 4%
Female		0.00	0%	Black or African American	3512.00 96%
Resident		404.00	11%	Hispanic or Latino	0.00 0%
Graduate		0.00	0%	Other	0.00 0%

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

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

22C - E.B. Katz					
		11698.50	Total Hours		
Male		11682.50	100%	White or Caucasian	11048.50 94%
Female		16.00	0.1%	Black or African American	650.00 6%
Resident		4061.00	35%	Hispanic or Latino	0.00 0%
Graduate		0.00	0%	Other	0.00 0%

23A - Gardiner					
		0.00	Total Hours		
Male		0.00	0%	White or Caucasian	0.00 0%
Female		0.00	0%	Black or African American	0.00 0%
Resident		0.00	0%	Hispanic or Latino	0.00 0%
Graduate		0.00	0%	Other	0.00 0%

23B - Castle Heating & Air					
		12355.60	Total Hours		
Male		12299.60	100%	White or Caucasian	9179.80 74%
Female		48.00	0.4%	Black or African American	803.60 7%
Resident		876.20	7%	Hispanic or Latino	1797.60 15%
Graduate		573.00	5%	Other	566.60 5%

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

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

26C/28A - Lakeland Electric					
		28060.50	Total Hours		
Male		26227.50	93%	White or Caucasian	27003.50 96%
Female		1833.00	7%	Black or African American	48.00 0.2%
Resident		6617.00	24%	Hispanic or Latino	985.00 4%
Graduate		1283.00	5%	Other	24.00 0%

32A - Mr. Excavator					
		3192.50	Total Hours		
Male		3032.50	95%	White or Caucasian	3022.00 95%
Female		160.00	5%	Black or African American	0.00 0%
Resident		0.00	0%	Hispanic or Latino	170.50 5%
Graduate		0.00	0%	Other	0.00 0%

Gallagher Project					
		172940.88	Total Hours		
Male		165645.88	96%	White or Caucasian	144541.15 84%
Female		7170.00	4%	Black or African American	15017.53 9%
Resident		22800.00	13%	Hispanic or Latino	12042.60 7%
Graduate		3888.80	2%	Other	614.60 0.4%

BUILDING BREAKOUT

Gallagher PK-8 Site Plan Notes

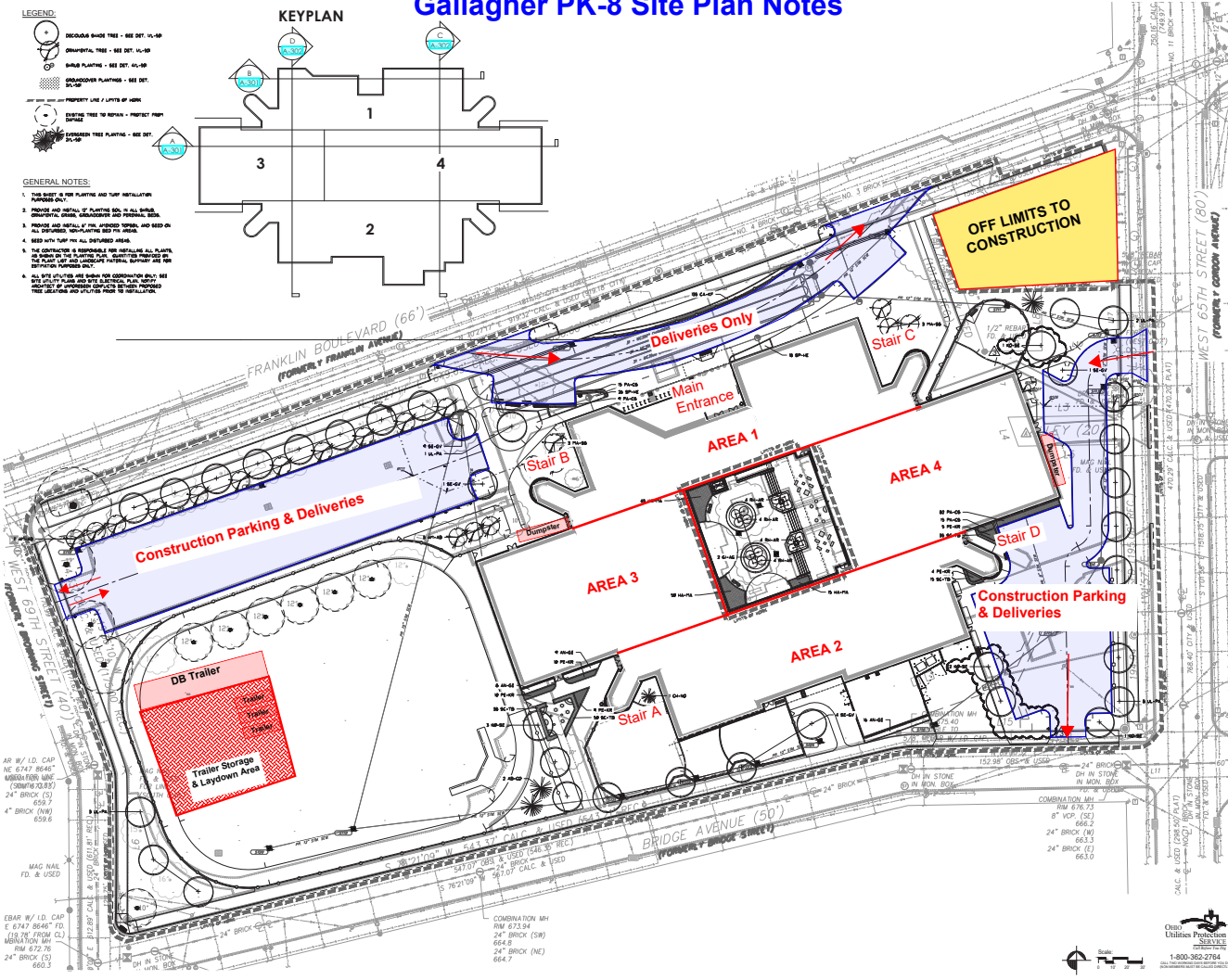
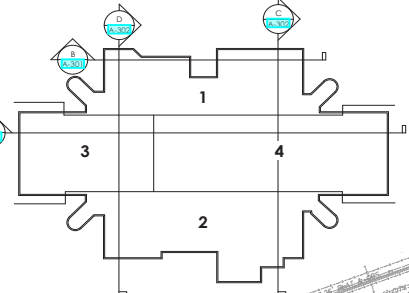
LEGEND:



GENERAL NOTES:

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

KEYPLAN



#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
---	---------	--------	------------------------	---------------	----------	----------------	-------------	----------	-------------	---------------	----------	-----------------	-----------	-------------

PROGRESS PHOTOS



