



NEW SELTZER PK-8 PROJECT STATUS REPORT

March 2026

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



**Facilities
Construction
Commission**



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EXECUTIVE SUMMARY

GENERAL INFORMATION

The New Marion C. Seltzer PK thru 8 School is a 64,000 square foot, three story facility constructed of structural steel, concrete masonry units with brick and metal panel veneer.

The construction is funded through multiple Guaranteed Maximum Price (GMP) agreements.

GMP No. 03, Early Electrical Equipment Procurement, was executed on June 8, 2023 and the equipment is currently in storage.

GMP No. 07, Abatement and Demolition, was executed on September 18, 2025.

GMP No. 08, Early Site Package, was executed on February 20, 2026

PROGRESS

The temporary construction fence is installed with the exception of the fence at the temporary sediment basin. The barricades at the Tamir Rice Memorial are in place. The tree removal is substantially complete. TDA and the Arborist will review the trees along the west line of the northwest parking area to determine what should be removed. The preparation of the staging area is substantially complete, detailing of the temporary sediment basin and the temporary piping continues. Installation of the utility piping and structures will follow.

Final grading of the building continues. The installation of the aggregate piers started on March 24, 2026 and were complete on March 30, 2026. The Modulus Test was successfully performed on March 30, 2026. The concrete foundations are scheduled to start on April 1, 2026.

The attached photographs indicate the preparation of the staging area, the building pad and the installation of the aggregate piers.

The Building Construction Permit application was submitted to the City of Cleveland on December 1, 2025, the Adjudication Letter was received on February 26, 2026 and the response was sent on March 27, 2026.

The GMP No. 09 or Building Construction Bids will be received on April 17, 2026 and the GMP reviewed on May 7, 2026.

SCHEDULE

Reference the attached Updated Construction Master Schedule, dated March 25, 2026.

REQUEST FOR INFORMATION (RFI) AND SUBMITTALS

The RFI and Submittal Logs, dated March 31, 2026 are attached.

BUDGET

Please reference the attached Cost Reports.

DIVERSITY BUSINESS ENTERPRISE PROGRAM

Please reference the attached Logs.

WORKFORCE PARTICIPATION AND CONSTRUCTION TRADES

Please reference the attached Log.

ABATEMENT & DEMOLITION PROJECT COST REPORT



Seltzer Abatement & Demolition

Project Cost Status Report
3/31/2026

Thru GCS Payment Application No. 8
Report Through 1/30/2026

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS PRECONSTRUCTION COSTS						
Pre-Construction Stage Reimbursables	4,198.17	-	4,198.17	1,915.56	2,282.61	45.63%
Pre-Construction Stage Design Service Fee	23,037.90	-	23,037.90	23,037.90	-	100.00%
Environmental Survey & Documents	12,500.00	-	12,500.00	12,500.00	-	100.00%
Preconstruction Subtotal	39,736.07	0.00	39,736.07	37,453.46	2,282.61	94.3%
GCS GMP 7 ABATEMENT & DEMOLITION PROJECT COSTS						
Soft Costs						
DB General Conditions Cost	30,422.00	-	30,422.00	30,422.00	-	100.00%
DB Staffing Cost	45,430.00	-	45,430.00	45,430.00	-	100.00%
Subtotal	75,852.00	-	75,852.00	75,852.00	-	0.00%
Hard Costs						
GMP 7 - DB Contingency	20,474.63	-	20,474.63	-	20,474.63	0.00%
GMP 7 - DB Design Services Fee	12,240.11	-	12,240.11	12,240.11	-	100.00%
GMP 7 - DB Fee	13,601.82	-	13,601.82	13,601.82	-	100.00%
GMP 7 - Subcontract Totals	621,180.00	-	621,180.00	618,680.00	2,500.00	99.60%
GMP 7 - Environmental Monitoring	15,000.00	-	15,000.00	15,000.00	-	100.00%
GMP 7 - Environmental Closeout Report	2,500.00	-	2,500.00	2,500.00	-	100.00%
Allowances						
Miscellaneous Abatement Allowance	20,000.00	-	20,000.00	-	20,000.00	0.00%
Certified Arborist Services Allowance	10,000.00	-	10,000.00	-	10,000.00	0.00%
Subtotal	714,996.56	0.00	714,996.56	662,021.93	52,974.63	92.59%
GMP 7 GRAND TOTAL	790,848.56	0.00	790,848.56	737,873.93	52,974.63	93.30%

PROJECT TOTALS	830,584.63	0.00	830,584.63	775,327.39	55,257.24	93.35%
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PROJECT EXPOSURES

DB Contingency Exposures		Owner Contingency Exposures	
Original Amount	20,474.63	Original Amount	-
Approved Change Orders	-	Approved Change Orders	10,173.36
Pending Change Orders	-	Pending Change Orders	-
Balance Remaining	20,474.63	Balance Remaining	(10,173.36)
Exposures	-	Exposures	-

ABATEMENT & DEMOLITION PROJECT COST REPORT (Continued)



Seltzer Abatement & Demolition

Subcontractor Breakdown
3/31/2026

Thru GCS Payment Application No. 8
Report Through 1/30/2026

		Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 7							
Subcontract Breakdown							
02A/02B	Abatement & Demolition - Eagle Abatement	621,180.00	-	621,180.00	618,680.00	2,500.00	99.60%
PROJECT TOTALS		621,180.00	0.00	621,180.00	618,680.00	2,500.00	99.60%

ABATEMENT & DEMOLITION PROJECT COST REPORT (Continued)



Seltzer Abatement & Demolition

DB Contingency Detail
3/31/2026

Thru GCS Payment Application No. 8
Report Through 1/30/2026

DB Contingency Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
DB Contingency Breakdown						
GMP 7 DB Contingency	20,474.63	-	20,474.63	-	20,474.63	0.00%
Subtotal	20,474.63	-	20,474.63	-	20,474.63	0.00%

DB Contingency Total 20,474.63

Approved Change Orders	
	0.00
Approved Subtotal	-

Pending Change Orders	
Pending Subtotal	-

DB Contingency Remaining 20,474.63

Exposures	
Exposure Subtotal	-

ABATEMENT & DEMOLITION PROJECT COST REPORT (Continued)



Seltzer Abatement & Demolition

Owner Contingency Detail
3/31/2026

Thru GCS Payment Application No. **8**
Report Through 1/30/2026

Owner Contingency Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Owner Contingency Breakdown						
GMP 7 Owner Contingency	-	-	0.00	10,173.36	-10,173.36	#DIV/0!
Subtotal	-	-	-	10,173.36	(10,173.36)	#DIV/0!

Owner Contingency Total	-
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Approved Change Orders	
CO #01 - Emerald Additional Abatement Monitoring	10,173.36
Approved Subtotal	10,173.36

Pending Change Orders	
Pending Subtotal	-

Owner Contingency Remaining	(10,173.36)
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Exposures	
Exposure Subtotal	-

ABATEMENT & DEMOLITION PROJECT COST REPORT (Continued)



Seltzer Abatement & Demolition

Allowance Breakdown Detail
3/31/2026

Thru GCS Payment Application No. 8
Report Through 1/30/2026

Allowance Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 4						
Miscellaneous Abatement	20,000.00	-	20,000.00	-	20,000.00	0.00%
Certified Arborist	10,000.00	-	10,000.00	-	10,000.00	0.00%
Subtotal	30,000.00	-	30,000.00	-	30,000.00	0.00%

Allowance Total	30,000.00
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Approved Change Orders	
Approved Subtotal	-

Pending Change Orders	
Pending Subtotal	-

Allowance Remaining	30,000.00
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Exposures	
Exposure Subtotal	-

NEW PK-8 PROJECT COST REPORT



Marion Seltzer New PK-8

Project Cost Status Report
3/31/2026

Thru GCS Payment Application No. 017
Report Through 2/20/2026

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS PRECONSTRUCTION COSTS						
Pre-Construction Stage Reimbursables	213,688.03	-	213,688.03	88,166.16	125,521.87	41.26%
Pre-Construction Stage Design	824,426.01	-	824,426.01	824,426.01	-	100.00%
Pre-Construction Stage Personnel Costs	100,828.00	-	100,828.00	100,828.00	-	100.00%
Paetsch Scheduling	4,800.00	-	4,800.00	4,800.00	-	100.00%
Preconstruction Subtotal	1,143,742.04	0.00	1,143,742.04	1,018,220.17	125,521.87	89.03%

GCS GMP 3 ELECTRICAL EQUIPMENT PROCUREMENT PROJECT COSTS

Hard Costs						
GMP 3 - DB Contingency	9,401.89	-	9,401.89	-	9,401.89	0.00%
GMP 3 - DB Design Services Fee	5,620.62	-	5,620.62	5,620.62	-	100.00%
GMP 3 - DB Fee	6,245.92	-	6,245.92	6,245.92	-	100.00%
GMP 3 - Subcontract Totals	341,887.00	15,771.68	357,658.68	343,725.89	13,932.79	96.10%
GMP 3 Grand Total	363,155.43	15,771.68	378,927.11	355,592.43	23,334.68	93.84%

GCS GMP 8 - EARLY SITEWORK PROJECT COSTS

Soft Costs						
DB General Conditions Cost	64,302.95	-	64,302.95	18,372.27	45,930.68	28.57%
DB Staffing Cost	256,930.00	-	256,930.00	67,056.00	189,874.00	26.10%
Subtotal	321,232.95	-	321,232.95	85,428.27	235,804.68	26.59%
Hard Costs						
GMP 8 - DB Contingency	70,653.44	-	70,653.44	-	70,653.44	0.00%
GMP 8 - DB Design Services Fee	42,237.90	-	42,237.90	21,118.96	21,118.94	50.00%
GMP 8 - DB Fee	46,936.88	-	46,936.88	13,410.54	33,526.34	28.57%
GMP 8 - Subcontract Totals	1,987,983.00	-	1,987,983.00	96,000.00	1,891,983.00	4.83%
Allowances	260,000.00	-	260,000.00	-	260,000.00	0.00%
Subtotal	2,407,811.22	-	2,407,811.22	130,529.50	2,277,281.72	5.42%
GMP 8 GRAND TOTAL	2,729,044.17	0.00	2,729,044.17	215,957.77	2,513,086.40	7.91%

PROJECT TOTALS	4,235,941.64	15,771.68	4,251,713.32	1,589,770.37	2,661,942.95	37.39%
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PROJECT EXPOSURES

DB Contingency Exposures		Owner Contingency Exposures	
Original Amount	80,055.33	Original Amount	-
Approved Change Orders	-	Approved Change Orders	16,456.61
Pending Change Orders	-	Pending Change Orders	4,992.77
Balance Remaining	80,055.33	Balance Remaining	(21,449.38)
Exposures	-	Exposures	-

NEW PK-8 PROJECT COST REPORT (Continued)



Marion Seltzer New PK-8

Subcontractor Breakdown
3/31/2026

Thru GCS Payment Application No. 17
Report Through 2/20/2026

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 3						
Subcontract Breakdown						
26B Electrical Equipment - Lakeland Electric	341,887.00	15,771.68	357,658.68	343,725.89	13,932.79	96.10%
GCS GMP 8						
Subcontract Breakdown						
02C Ground Improvements/Geopiers - Michels Construction	127,058.00	-	127,058.00	-	127,058.00	0.00%
03A Foundations - North Coast Concrete	477,225.00	-	477,225.00	-	477,225.00	0.00%
31A Sitework - Fabrizi Trucking & Paving	1,383,700.00	-	1,383,700.00	96,000.00	1,287,700.00	6.94%
Subtotal	1,987,983.00	-	1,987,983.00	96,000.00	1,891,983.00	4.83%
PROJECT TOTALS	2,329,870.00	15,771.68	2,345,641.68	439,725.89	1,905,915.79	18.75%

NEW PK-8 PROJECT COST REPORT (Continued)



Marion Seltzer New PK-8

DB Contingency Detail
3/31/2026

Thru GCS Payment Application No. 017
Report Through 2/20/2026

DB Contingency Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
DB Contingency Breakdown						
GMP 3 DB Contingency	9,401.89	-	9,401.89	-	9,401.89	0.00%
GMP 8 DB Contingency	70,653.44	-	70,653.44	-	70,653.44	0.00%
Subtotal	80,055.33	-	80,055.33	-	80,055.33	0.00%

DB Contingency Total	80,055.33
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Approved Change Orders	
Approved Subtotal	-

Pending Change Orders	
Pending Subtotal	-

DB Contingency Remaining	80,055.33
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Exposures	
Exposure Subtotal	-

NEW PK-8 PROJECT COST REPORT (Continued)



Marion Seltzer New PK-8

Owner Contingency Detail
3/31/2026

Thru GCS Payment Application No. 17
Report Through 2/20/2026

Owner Contingency Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
Owner Contingency Breakdown GMP 03 Contingency	-	-	0.00	16,456.61	-16,456.61	#DIV/0!
Subtotal	-	-	-	16,456.61	(16,456.61)	#DIV/0!

Owner Contingency Total	-
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Approved Change Orders	
CO #01 - Extended Warranty - Electrical Equipment	16,456.61
Approved Subtotal	16,456.61

Pending Change Orders	
RCO #002 - Playground Equipment	4,992.77
Pending Subtotal	4,992.77

Owner Contingency Remaining	(21,449.38)
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Exposures	
Exposure Subtotal	-

NEW PK-8 PROJECT COST REPORT (Continued)



Marion Seltzer New PK-8

Allowance Breakdown Detail
3/31/2026

Thru GCS Payment Application No. 17
Report Through 2/20/2026

Allowance Breakdown

	Original Scheduled Value	Changes to Date	Revised Scheduled Value	Completed to Date	Balance to Complete	% Complete
GCS GMP 8						
Vibration Monitoring	20,000.00	-	20,000.00	-	20,000.00	0.00%
Tree Demolition at Lot	25,000.00	-	25,000.00	-	25,000.00	0.00%
Additional Aggregate Piers	15,000.00	-	15,000.00	-	15,000.00	0.00%
Winter Protection	30,000.00	-	30,000.00	-	30,000.00	0.00%
Unsuitable Soil Removal & Replacement	50,000.00	-	50,000.00	-	50,000.00	0.00%
Certified Arborist Services	5,000.00	-	5,000.00	-	5,000.00	0.00%
Paver Road Repairs	50,000.00	-	50,000.00	-	50,000.00	0.00%
Steel & Plumbing Allowance	15,000.00	-	15,000.00	-	15,000.00	0.00%
Additional Permit Fees Allowance	25,000.00	-	25,000.00	-	25,000.00	0.00%
Bid Package 02C Spoils Removal	25,000.00	-	25,000.00	-	25,000.00	0.00%
Subtotal	260,000.00	-	260,000.00	-	260,000.00	0.00%

Allowance Total	260,000.00
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Approved Change Orders	
Approved Subtotal	-

Pending Change Orders	
RCO #003 - Vibration Monitoring	11,049.03
Pending Subtotal	11,049.03

Allowance Remaining	248,950.97
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Exposures	
Exposure Subtotal	-

ANALYSIS OF DBE PARTICIPATION



Marion-Seltzer PK-8 - Analysis of DBE Participation

Committed Values as of 3/31/2026 ** Does not include change orders**

Primary Subcontractor	Original Subcontracted Value	DBE Committed %	DBE Committed Value	DBE Value To Date	DBE %
02A/B - Eagle Abatement & Demolition	\$ 621,180.00	0%	\$ -	\$ -	#DIV/0!
02C - Michels	\$ 127,058.00	0%	\$ -	\$ -	#DIV/0!
03A - North Coast	\$ 477,225.00	0%	\$ -	\$ -	#DIV/0!
31A - Fabrizi	\$ 1,383,700.00	0%	\$ -	\$ -	#DIV/0!
Totals	\$ 2,609,163.00	0%	\$ -	\$ -	#DIV/0!

CONSTRUCTION TRADES COMMITMENT



**Marion-Seltzer PK-8 School
CMSD Construction Trades Commitment**

Tracking through: March 31, 2026

Company	CMSD Grad Hrs Pledged	CMSD Grad Hrs to Date
02A/B - Eagle Abatement & Demolition	30	-
02C - Michels	-	-
03A - North Coast	16	-
31A - Fabrizi	-	-
Totals	46	-

Hours Required to Meet Program - *Based on GMP 07 & 08	800
Grad Hours to Date	-
Grad Hours Remaining	800

WORKFORCE PARTICIPATION TRACKING LOG



Marion-Seltzer PK-8 School
Workforce Participation

Tracking through:

3/31/2026

02A/B - Eagle Abatement & Demolition				
2335.50 Total Hours				
Male	2153.50	92%	White or Caucasian	1768.50 76%
Female	182.00	8%	Black or African American	246.00 11%
Resident	194.00	8%	Hispanic or Latino	321.00 14%
Graduate	0.00	0%	Other	0.00 0%

02C - Michels				
0.00 Total Hours				
Male	0.00	#DIV/0!	White or Caucasian	0.00 #DIV/0!
Female	0.00	#DIV/0!	Black or African American	0.00 #DIV/0!
Resident	0.00	#DIV/0!	Hispanic or Latino	0.00 #DIV/0!
Graduate	0.00	#DIV/0!	Other	0.00 #DIV/0!

03A - North Coast				
0.00 Total Hours				
Male	0.00	#DIV/0!	White or Caucasian	0.00 #DIV/0!
Female	0.00	#DIV/0!	Black or African American	0.00 #DIV/0!
Resident	0.00	#DIV/0!	Hispanic or Latino	0.00 #DIV/0!
Graduate	0.00	#DIV/0!	Other	0.00 #DIV/0!

31A - Fabrizi				
521.90 Total Hours				
Male	521.90	100%	White or Caucasian	521.90 100%
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%

0.00		0.00 Total Hours		
Male	0.00	#DIV/0!	White or Caucasian	0.00 #DIV/0!
Female	0.00	#DIV/0!	Black or African American	0.00 #DIV/0!
Resident	0.00	#DIV/0!	Hispanic or Latino	0.00 #DIV/0!
Graduate	0.00	#DIV/0!	Other	0.00 #DIV/0!

0.00				
0.00 Total Hours				
Male	0.00	#DIV/0!	White or Caucasian	0.00 #DIV/0!
Female	0.00	#DIV/0!	Black or African American	0.00 #DIV/0!
Resident	0.00	#DIV/0!	Hispanic or Latino	0.00 #DIV/0!
Graduate	0.00	#DIV/0!	Other	0.00 #DIV/0!

0.00				
0.00 Total Hours				
Male	0.00	#DIV/0!	White or Caucasian	0.00 #DIV/0!
Female	0.00	#DIV/0!	Black or African American	0.00 #DIV/0!
Resident	0.00	#DIV/0!	Hispanic or Latino	0.00 #DIV/0!
Graduate	0.00	#DIV/0!	Other	0.00 #DIV/0!

0.00				
0.00 Total Hours				
Male	0.00	#DIV/0!	White or Caucasian	0.00 #DIV/0!
Female	0.00	#DIV/0!	Black or African American	0.00 #DIV/0!
Resident	0.00	#DIV/0!	Hispanic or Latino	0.00 #DIV/0!
Graduate	0.00	#DIV/0!	Other	0.00 #DIV/0!

0.00		0.00 Total Hours		
Male	0.00	#DIV/0!	White or Caucasian	0.00 #DIV/0!
Female	0.00	#DIV/0!	Black or African American	0.00 #DIV/0!
Resident	0.00	#DIV/0!	Hispanic or Latino	0.00 #DIV/0!
Graduate	0.00	#DIV/0!	Other	0.00 #DIV/0!

Seltzer Project				
2675.40		2657.40 Total Hours		
Male	2675.40	93.6%	White or Caucasian	2290.40 80.2%
Female	182.00	6.4%	Black or African American	246.00 8.6%
Resident	194.00	7%	Hispanic or Latino	321.00 11.2%
Graduate	0.00	0%	Other	0.00 0.0%

Activity Name	Orig Dur	% Comp	Start	Finish	2026												2027											
					M A M J J A S O N D												J F M A M J J A S O N D											
					M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
Windows/ Curtain WallSubmittals	45	0%	05-27-26	07-28-26																								
Windows/ Curtain WallApprovals	10	0%	07-29-26	08-11-26																								
Windows Lead-Time	60	0%	08-12-26	11-04-26																								
Curtain Wall Lead-Time	100	0%	08-12-26	01-04-27																								
Site Electrical Rough-in	28	0%	07-09-26	08-25-26																								
Site Electrical Feeder	10	0%	07-09-26	07-24-26																								
Set/ Connect Transformer	3	0%	07-27-26	07-30-26																								
Site Electrical Branch	15	0%	07-31-26	08-25-26																								
Below Grade Structure/ Rough-in	45	0%	06-11-26	08-27-26																								
Area 1 (3-Story)	26	0%	06-11-26	07-24-26																								
Masonry to Grade - Area 1 (3-Story)	7	0%	06-11-26	06-22-26																								
Underground Plumbing - Area 1 (3-Story)	10	0%	06-11-26	06-26-26																								
Underground Electrical - Area 1 (3-Story)	5	0%	06-30-26	07-06-26																								
Backfill/ Waterproofing - Area 1 (3-Story)	7	0%	06-30-26	07-09-26																								
Electrical In-Slab Rough-in - Area 1 (3-Story)	7	0%	07-07-26	07-17-26																								
Plumbing In-Slab Rough-in - Area 1 (3-Story)	5	0%	07-10-26	07-17-26																								
Prep/ Pour Slab-on-Grade - Area 1 (3-Story)	6	0%	07-16-26	07-24-26																								
Area 2	38	0%	06-23-26	08-27-26																								
Masonry to Grade - Area 2	7	0%	06-23-26	07-03-26																								
Underground Plumbing - Area 2	15	0%	06-30-26	07-23-26																								
Underground Electrical - Area 2	10	0%	07-07-26	07-23-26																								
Backfill/ Waterproofing - Area 2	10	0%	07-16-26	07-31-26																								
Plumbing In-Slab Rough-in - Area 2	10	0%	07-24-26	08-10-26																								
Electrical In-Slab Rough-in - Area 2	15	0%	07-24-26	08-18-26																								
Prep/ Pour Slab-on-Grade - Area 2	10	0%	08-11-26	08-27-26																								
Above Grade Structure/ Shell	190	0%	06-11-26	06-17-27																								
Area 2	179	0%	06-11-26	05-27-27																								
Bearing Masonry - Area 2 (Gym)	20	0%	06-11-26	07-14-26																								
Bearing Masonry - Area 2 (Dining/ Music)	20	0%	07-16-26	08-18-26																								
Bearing Masonry - Area 2 (Kitchen/ Locker)	20	0%	08-20-26	09-25-26																								
Roof Structure/ Metal Deck - Area 2 (Gym)	7	0%	10-08-26	10-19-26																								
Roof Blocking - Area 2 (Gym)	2	0%	10-20-26	10-22-26																								
Roof Curbs/ Penetrations - Area 2 (Gym)	2	0%	10-20-26	10-22-26																								
Roof Structure/ Metal Deck - Area 2 (Kitchen/ Locke	8	0%	10-15-26	10-29-26																								
Roof Curbs/ Penetrations - Area 2 (Kitchen/ Locker)	2	0%	10-30-26	11-02-26																								
Roof Blocking - Area 2 (Kitchen/ Locker)	3	0%	10-30-26	11-03-26																								
Roof Dry-in - Area 2 (Gym)	10	0%	10-23-26	11-10-26																								
Roof Dry-in - Area 2 (Kitchen/ Locker)	10	0%	11-12-26	12-01-26																								
Masonry Veneer - Area 2	60	0%	10-30-26	03-09-27																								
Roof Structure/ Metal Deck - Area 2 (Dining/ Music)	10	0%	04-01-27	04-19-27																								
Roof Blocking - Area 2 (Dining/ Music)	5	0%	04-20-27	04-29-27																								
Roof Curbs/ Penetrations - Area 2 (Dining/ Music)	5	0%	04-20-27	04-29-27																								
Windows/ Curtain Wall - Area 2	15	0%	04-01-27	04-29-27																								
Roof Dry-in - Area 2 (Dining/ Music)	10	0%	04-20-27	05-10-27																								
Shell Finishes - Area 2	25	0%	04-12-27	05-27-27																								
Area 1 (3-Story)	169	0%	07-17-26	06-17-27																								
1st Flr Bearing Masonry - Area 1 (3-Story)	25	0%	07-17-26	08-28-26																								
2nd Flr Structure/ Metal Deck - Area 1 (3-Story)	12	0%	09-10-26	10-01-26																								
Prep/ Pour 2nd Flr Slab-on-Deck - Area 1 (3-Story)	5	0%	10-05-26	10-12-26																								
2nd Flr Bearing Masonry - Area 1 (3-Story)	20	0%	10-13-26	11-17-26																								
3rd Flr Structure/ Metal Deck - Area 1 (3-Story)	12	0%	11-19-26	12-09-26																								
Prep/ Pour 3rd Flr Slab-on-Deck - Area 1 (3-Story)	5	0%	12-10-26	12-18-26																								
3rd Flr Bearing Masonry - Area 1 (3-Story)	15	0%	12-21-26	01-28-27																								
Roof Structure/ Metal Deck - Area 1 (3-Story)	10	0%	01-29-27	02-22-27																								
Roof Blocking - Area 1 (3-Story)	3	0%	02-23-27	02-26-27																								
Roof Curbs/ Penetrations - Area 1 (3-Story)	3	0%	02-23-27	02-26-27																								
Roof Dry-in - Area 1 (3-Story)	10	0%	03-01-27	03-23-27																								
Masonry Veneer - Area 1 (3-Story)	45	0%	02-23-27	05-20-27																								
Windows/ Curtain Wall - Area 1 (3-Story)	25	0%	04-22-27	06-08-27																								

CMS8-MS-UM5:New Marion
 Seltzer PK-8
 CMS8 00 Portrait
 Run Date 03-25-26
 Data Date 03-24-26
 2 of 4

New Marion Seltzer PK-8
Revised Master Schedule
(03-25-26)





RFI LOG

Seltzer - Open RFI Log - 03.31.2026

RFIs

RFI #	Subject	Status	RFI Stage	Responsible Contractor	Ball in Court	Date Initiated	Due Date	Questions	Responses
006	Ground Improvements	Open	Course of Construction	Greenspace Construction Services, LLC	Kristie Wenzel	03/04/2026	03/11/2026	Reference Specification Section 313331, Ground Improvements. As discussed during the Bid Package O2C Scope Review, the Contractor indicated the following will not be included during the installation of the aggregate pier support system: Cement Treated Aggregate Piers Installation of a Tilttable Bottom Stabilization Verification Tests (BST) Dynamic Cone Penetrometer Tests The Stiffness Modulus will be determined and used by the Bid Package O2C Designer as required for the final design. Includes one (1) Modulus Test to verify design assumptions. Please review and confirm.	See attached response.



Printed on Tue Mar 31, 2026 at 09:41 am EDT
 Greenspace Construction Services LLC
 Job #: 22-002b CMSD-Marion Seltzer-PK-8
 1468 W 98th St.
 Cleveland, Ohio 44102

SUBMITTAL LOG

Seltzer - Open Submittal Log - 03.31.2026

Submittals

Spec Section Number	Spec Section Description	Number	Revision	Title	Type	Status	Responsible Contractor	Approvers	Received Date	Final Due Date
03 30 00	Cast-in-Place Concrete	9	0	Waterstop - Product Data	Product Data	Open	North Coast Concrete	Amy James Erin Sullivan Sarah Klann	01/29/2026	02/12/2026
31 33 31	Ground Improvement	1	1	Aggregate Pier Technical Submittal - For Record Only	Design Data	Open	Michels Construction, Inc.	Amy James Erin Sullivan Sarah Klann	03/25/2026	03/11/2026

PROGRESS PHOTOS

PREPARATION OF THE STAGING AREA



PREPARATION OF THE TMEPORARY BASIN



PREPARATION OF THE TEMPORARY BASIN



PREPARATION OF THE BUILDING PAD



PREPARATION OF THE BUILDING PAD



INSTALLATION OF THE AGGREGATE PIERS



AGGREGATE PIER, MODULUS TEST



AGGREGATE PIER, MODULUS TEST

