

# Cuyahoga County Central Service Campus

## Monthly Project Report

August 2026



Table of Contents

Executive Summary..... 1

Safety..... 1

Quality ..... 1

Regulatory Requirements ..... 2

Schedule ..... 2

Top Project Risks..... 2

Procurement Status ..... 3

Design Status ..... 3

Document Control..... 3

Community Impact and Engagement ..... 4

Financial Summary..... 5

Cash Flow Forecast..... 5

Value Add / Innovation ..... 5

## Executive Summary

Construction activities continued to advance across multiple work fronts during August 2026. Deep foundation installation completed and the contractor demobilized the site. Site Utility work continued with storm, sanitary and water systems. Shallow foundations advanced in Areas G and H. The first four concrete stair cores were topped out, and the second sequence of 4 stair cores began. BIM coordination for the chases continued and overhead MEP coordination began. The 60% Construction Documents were published on July 31, 2026, and all stakeholders have been reviewing and providing comments.

The project schedule is forecasting a Substantial Completion on July 19, 2029, and final completion on October 19, 2029. During the August reporting period, one additional weather day was recorded, and we are tracking a total of five weather days.

Safety performance remains a primary project focus with no reported fatalities, lost-time incidents, or DART cases during the reporting period.

## Safety

The project team inspected the following High Hazard activities:

- Working at heights
- Trenching, excavation and ground disturbance
- Confined space
- Material handling
- Hazardous Energy

|                         | Last Month | Project to Date |
|-------------------------|------------|-----------------|
| Hours Worked            | 12,888     | 53,020          |
| Average Workers on site | 81         | 66              |
| Lost Time Incidents     | 0          | 0               |
| Recordable Incidents    | 0          | 2               |
| Near Miss               | 0          | 1               |

## Quality

Quality inspections for the month of August included a First Delivery inspection and Closure Inspections for Pre-Pour for Foundations, Shafts and Concrete Placements along with AOR, AHJ and Third-Party Inspections:

| Quality                             |    |
|-------------------------------------|----|
| Rolling Completion List / Punchlist |    |
| Open RCL / PL Items (#)             | 0  |
| CCJP Inspections Performed to Date  |    |
| First Deliveries (#)                | 1  |
| Mock-ups (#)                        | 0  |
| Benchmarks (#)                      | 0  |
| Closure (#)                         | 31 |
| AOR CA Field Reports                | 2  |

## Regulatory Requirements

| Regulatory Requirements         |                                                                                                                                                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Permit Inspection Status</b> | Conditional Foundation Permit by Building Area: E, F, G, A, B, C, D, H & J and Stair Core G, F, B, C, D, E; inspections are taking place, no issues |
|                                 | Cuyahoga County Soils & Water / OEPA Permit to install – inspections are taking place no issues                                                     |
|                                 | Stormwater Discharge NEORSD – inspections are taking place no issues                                                                                |
|                                 | Sanitary Discharge – NEORSD – inspections are taking place no issues                                                                                |
|                                 | Ohio Board of Building Appeals – egress issue approved by the State of Ohio                                                                         |
| <b>Open Approval Issues</b>     | Conditional Structural Steel Permit – to be submitted to the AHJ with the 60% Construction Documents                                                |

## Schedule

The August 2026 Master Schedule with a data date of 18-Jul-26 is included in the appendix. 5 of 52 Weather days through the month of August 2026.

| Completion Dates       | GMP Finish | Aug Finish |
|------------------------|------------|------------|
| Substantial Completion | 06-Jul-29  | 16-Jul-29  |
| Final Completion       | 06-Oct-29  | 16-Oct-29  |

| Upcoming Milestones                  | GMP Finish | Aug Finish |
|--------------------------------------|------------|------------|
| MSCST-1020 Deep Foundations Complete | 25-Jun-26  | 07-Aug-26  |
| MSCST-1040 Steel Erection Start      | 08-Oct-26  | 16-Oct-26  |

| Critical Path Activities                                              |  | Aug Finish |
|-----------------------------------------------------------------------|--|------------|
| SSF02-1050 Form/Reinforce/Place Stair Core - Lift 5 [Stair Core 2G]   |  | 18-Aug-26  |
| SSF03-1060 Fore/ Reinforce/ Place Stair Core – Lift 4 [Stair Core 3G] |  | 18-Oct-29  |
| SSF03-1070 Form/Reinforce/Place Stair Core - Lift 6 [Stair Core 3G]   |  | 28-Aug-26  |

## Top Project Risks

Current project risks and constraints identified by the team include:

- Structural steel preconstruction coordination and sequencing of Zones 11 /21 and 12 / 22.
- Resolving pile issues / geotechnical recommendations / additional testing and splicing.
- Evaluating material changes from masonry to cast-in-place and/or security gypsum.
- 60% Construction Drawing review comments

## Procurement Status

78 Bid Packages have been identified in our Purchase & Award Schedule. The following Bid Packages are actively engaged with the project: Building Envelope Consultant, Master Surveyor, Site Demolition, Pre-Cast Concrete, Concrete Structure, Elevators, Fire Protection Sitework & Utilities and Deep Foundations. The Design Assist Bid Packages also remain actively engaged. We continue to recommend the award for: Plumbing, HVAC, Electrical and Roofing Bid Package. Currently we are working on the recommendations for Structural Steel, Pauly Jail, Technology, and Security, Curtainwall, Asphalt, and Site Concrete. Scope reviews are being held for Spray on Fireproofing. The next packages to go out to bid in September are Multiple Masonry Packages, Metal Stud Drywall, Food Service and Primary Equipment.

| Procurement Status           |                  |
|------------------------------|------------------|
| Total Contracts (#)          | 16               |
| Total Executed Contracts (#) | 16               |
| RTAs in Review (#)           | 4                |
| Next Bid Event Bids Due      | To Be Determined |
| Scope Reviews Scheduled (#)  | 1                |

## Design Status

- The design team reviewed the 60% documents with the Owner team on 8/19/2026. The Owner team is providing review comments until 9/3/2026.
- The design team also reviewed Submittals and RFI's for the construction team to allow construction to progress.
- The design team next deliverable is the 90% documents.
- The Design Assist Trade Contractors continue to coordinate the model for Mechanical, Electrical, Plumbing, Fire Protection, Security and Technology overhead systems.

| Design                        |                            |
|-------------------------------|----------------------------|
| Total Document Type           | Project to Date (#)        |
| Bulletins/CCDs/PRs            | 12 / 0 / 0                 |
| ASIs                          | 0                          |
| Open Design Management Issues | 95                         |
| DB Project Status             | 60% Construction Documents |

## Document Control

| Document Control for August 2026 |    |
|----------------------------------|----|
| Request for Information          |    |
| RFIs Open (#)                    | 37 |
| RFIs Closed (#)                  | 39 |

## Community Impact and Engagement

The Total Subcontract Amount is based on \$115,445,015 from the B2Gnow Report, this amount will continue to increase as the GMP is being committed into the forecast which is currently \$102,889,018 of \$648,259,604 Subcontracts.

The percent of workers on site is based on 163 Workers from the LCP Tracker Report through 8/31/2026.

The B2Gnow and LCP Tracker reports are included in the Appendix.

| Community Impact and Engagement         |              |
|-----------------------------------------|--------------|
| Targeted Business                       |              |
| Total Subcontract Amount (\$)           | \$34,633,505 |
| Total Diverse Participation Amount (\$) | \$10,033,546 |
| Total Diverse Participation (%)         | TBD          |
| Total Diverse Participation Goal (%)    | 30%          |
| African American Participation          | 3%           |
| Caucasian Participation                 | 83%          |
| Hispanic Participation                  | 8%           |
| Other                                   | 5%           |
| Male Participation                      | 95%          |
| Female Participation                    | 5%           |

## Financial Summary

The August 2026 Financial Forecast is included in the appendix.

| Financial Status         |               |                                |              |               |
|--------------------------|---------------|--------------------------------|--------------|---------------|
| Original Contract Value  | \$802,314,787 | Billed to Date                 | \$64,803,153 |               |
| Approved OCOs            | \$0           | Contingency Remaining          | \$35,134,777 |               |
| Changes in Process       | \$1,918,692   | Owner Allowance Remaining      | \$9,571,900  |               |
| Projected Billing Budget | \$804,233.479 | ATPs in Review (qty   \$value) | 9            | (\$2,896,684) |
| Potential Changes        | \$2,115,697   | OCOs in Review (qty   \$value) | 1            | \$619,450     |

## Cash Flow Forecast

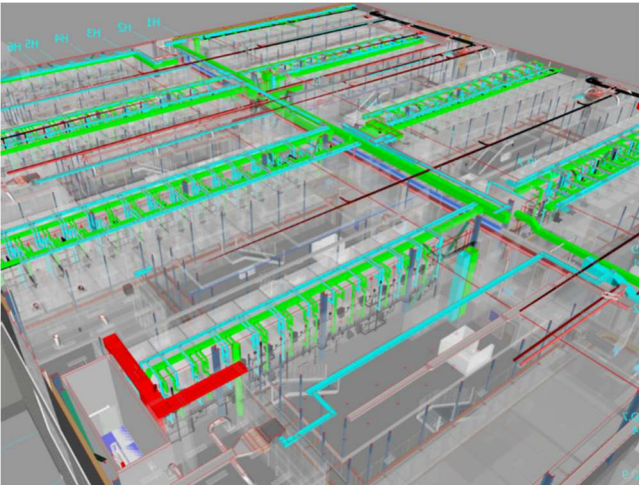
The Cash Flow was reallocated at the end of Q2 for 2026 Q3 and Q4. The Q3 2026 Actual does not include September which is forecasted at \$13,738,396. At the end of August, the project is underrunning Q3 by \$3,994,572. A factor is the mill order steel did not hit its forecast amount. We believe the mill order steel can catch up by the end of Q4 2026. The Cash Flow Summary is included in the appendix.

| 2026 Cash Flow | Forecast      | Actual       | Variance     |
|----------------|---------------|--------------|--------------|
| Q1             | \$4,578,365   | \$4,578,365  | \$0          |
| Q2             | \$48,258,299  | 48,258,299   | \$0          |
| Q3             | \$37,227,736  | \$19,494,768 | \$17,732,968 |
| Q4             | \$55,617,111  | \$0          | \$0          |
| 2026 Subtotal  | \$145,681,512 | \$0          | \$0          |

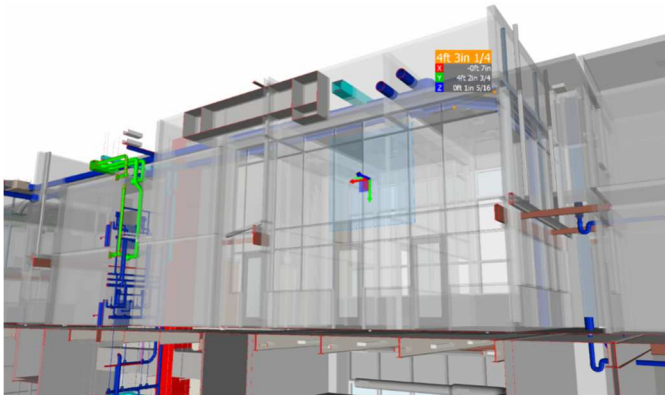
| Cash Flow Forecast by Year |               |             |               |               |
|----------------------------|---------------|-------------|---------------|---------------|
| 2025                       | 2026          | 2027        | 2028          | 2029          |
| \$1,876,204                | \$145,681,512 | 289,586,359 | \$252,810,535 | \$112,360,177 |
| 0.2%                       | 18.2%         | 36.1%       | 31.5%         | 14.0%         |

## Value Add / Innovation

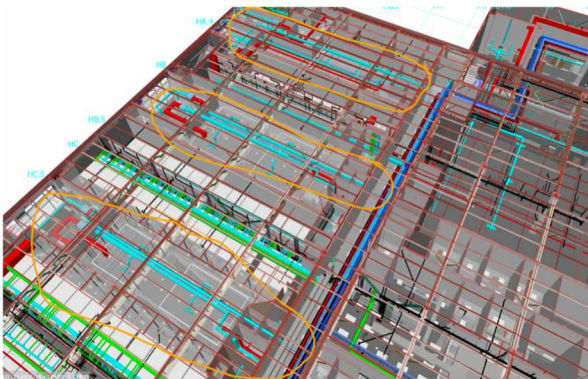
BIM Coordination



Week 1 Continued coordination at the chase.



Week 2 3<sup>rd</sup> Floor ceiling heights



Week 3 Coordination at the rec room ceiling



Week 4 Coordination at the precast

Site Utilities - Installation of Sanitary and Waterline



Week 1



Week 2



Week 3



Week 4

Deep Foundations – Drive and Cut Piles



Week 1



Week 2



Week 3



Week 4

**Shallow Foundations – excavate, form, reinforce, place concrete, strip**



Week 1



Week 2



Week 3



Week 4

# Core Stair Walls – form, reinforce, place concrete and strip



Week 1



Week 2



Week 3

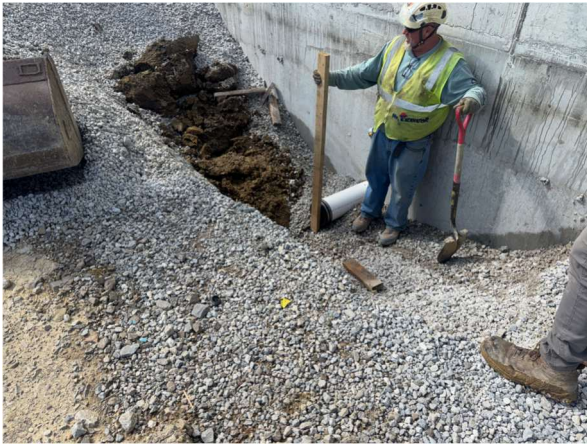


Week 4

Other Photos



Temporary Power Gear



Sanitary stubbed out of stair core



Below Slab on Grade Sanitary in Stair Core



Prep Slab on Grade at Stair Core

Site Aerial – 25-Aug-26



# Appendix

## Project Photos

# Appendix

## Schedule

# Appendix

## Procurement Log

# Appendix

## Submittal Log

# Appendix

## RFI Log

# Appendix

## Change Log

# Appendix

## Cost Report

# Appendix

## Cash Flow Report

# Appendix

## Community Impact and Engagement

# Appendix

## Contingency Log