



Concordia R-II Additions & Renovations

August Monthly Report

September 17, 2025

Project Overview

- **Work at High School Restrooms is at a stopping point until the addition is watertight. The high school addition needs to be watertight to keep water from coming into the restrooms so that finish work can resume. Currently additional structural steel must be added to tie in the roof of the addition to the existing building roof.**
- **Partial shipment of lab casework was received and installed at High School Lab. Remaining lab casework and fume hood to arrive in September.**
- **Track asphalt requires 30 days of cure time prior to installing the track synthetic surface. Synthetic surface installation to start in Sept.**
- **Started wood framing at the press box.**
- **Completed mechanical equipment installation at shop.**
- **Completed concrete foundations and structural steel framing.**
- **Completed gym floor installation at the elementary school gym and started installing court markings.**
- **UCC working on formal schedule extension and date changes for GMP amendment**

Project Milestone Tracking

Milestone Activity	Original Date	Actual Date
High School Building Addition/Site Improvements Area 1A Substantially Complete	10/30/2025	
High School Bathroom Renovations Substantially Complete	8/8/2025	
High School Science Renovation Substantially Complete	8/1/2025	
High School Weight Room Substantially Complete	8/1/2025	Complete; awaiting Arch punch
High School Concessions Substantially Complete	8/1/2025	Complete; awaiting Arch punch
High School Press Box Substantially Complete	12/8/2025	
High School Ag Classroom Substantially Complete	8/1/2025	Complete; awaiting Arch punch
High School Track / Site Improvements Substantially Complete	10/3/2025	
Elementary School Gym Renovations Substantially Complete	8/4/25 – excluding bleachers	Complete; awaiting Arch punch
Elementary School Elevator Substantially Complete	8/21/2025	Complete; awaiting Arch punch and state inspection
Elementary School Gym Bleachers Complete	12/10/2025	

Work In Place Completion Percentage

Demo	90%	Site Grading/Building Pad	100%
Concrete Foundations	100%	MEP Underslab	100%
Structural Steel & Deck	95%	Slab on Grade	100%
Conveying Equipment (Elevator and stair Lift)	95%	Metal Studs, Sheathing, & Drywall	60%
Masonry	85%	Roof and Flashing	0%
Wood Framing	50%	Garage Doors	0%
Doors Frames & Hardware	20%	In wall Rough-In	70%
Mechanical Equipment Installation	80%	Overhead Rough-In	50%
Painting	30%	Lighting	0%
Ceilings	0%	Flooring	85%
Resinous Flooring	70%	MEP Trim out	10%
Casework/Finish Carpentry	70%	Laboratory Casework	60%
Signage	NA	Asphalt Paving	50%
Site Utilities	100%	Final Grading / Sidewalks	100%
Track	0%	Fencing	0%
Bleachers	0%	Bathroom Accessories	0%

Summary Budget

Concordia R-II Additions & Renovations Summary Construction Budget

Date: 9/9/2025

Description	ESTIMATED BUDGET						INDICATED COST				
	Original Budget	UCC Internal Transfers	Approved ALs	Pending Budget Changes	Approximate Budget Changes	Adjusted Estimate	Committed Costs	Estimate to Complete	Uncommitted Cost	Indicated Cost	Savings / (Overrun)
Division 1 - General Requirements	\$ -	\$ 65,552	\$ -	\$ -	\$ -	\$ 65,552	\$ 54,571	\$ 10,981	\$ -	\$ 65,552	\$ -
Division 02 - Existing Conditions	\$ 113,819	\$ (15,000)	\$ -	\$ -	\$ -	\$ 98,819	\$ 82,386	\$ 16,433	\$ -	\$ 98,819	\$ -
Division 03 - Concrete	\$ 217,094		\$ -	\$ -		\$ 217,094	\$ 214,945	\$ 2,149	\$ -	\$ 217,094	\$ -
Division 04 - Masonry	\$ 76,500		\$ -	\$ -	\$ -	\$ 76,500	\$ 75,000	\$ 1,500	\$ -	\$ 76,500	\$ -
Division 05 - Metals	\$ 185,739		\$ -	\$ -	\$ -	\$ 185,739	\$ 183,900	\$ 1,839	\$ -	\$ 185,739	\$ -
Division 06 - Wood, Plastic, and Composites	\$ 221,743	\$ (105,000)	\$ -	\$ -	\$ -	\$ 116,743	\$ 74,684	\$ 42,059	\$ -	\$ 116,743	\$ -
Division 07 - Thermal and Moisture Protection	\$ 217,724		\$ -	\$ -	\$ -	\$ 217,724	\$ 208,680	\$ 6,544	\$ 2,500	\$ 217,724	\$ -
Division 08 - Openings	\$ 81,871		\$ -	\$ -		\$ 81,871	\$ 81,715	\$ 156	\$ -	\$ 81,871	\$ -
Division 09 - Finishes	\$ 290,054		\$ -			\$ 290,054	\$ 281,354	\$ 7,200	\$ 1,500	\$ 290,054	\$ -
Division 10 - Specialties	\$ 84,428		\$ (8,605)		\$ -	\$ 75,823	\$ 16,674	\$ 59,149	\$ -	\$ 75,823	\$ -
Division 12 - Furnishings	\$ 76,599	\$ 105,000	\$ (18,247)	\$ -	\$ -	\$ 163,352	\$ 163,352	\$ -	\$ -	\$ 163,352	\$ -
Division 14 - Conveying Equipment	\$ 137,650	\$ 7,660	\$ -	\$ -		\$ 145,310	\$ 145,310	\$ -	\$ -	\$ 145,310	\$ -
Division 21 - Fire Suppression	\$ 5,815		\$ -	\$ -	\$ (1,895)	\$ 3,920	\$ 3,920	\$ -	\$ -	\$ 3,920	\$ -
Division 22 - Plumbing	\$ 200,848		\$ -	\$ -	\$ (671)	\$ 200,177	\$ 192,500	\$ 7,677	\$ -	\$ 200,177	\$ -
Division 23 - HVAC	\$ 112,120		\$ -	\$ -	\$ -	\$ 112,120	\$ 87,000	\$ 25,120	\$ -	\$ 112,120	\$ -
Division 26 - Electrical	\$ 148,920	\$ 1,460	\$ -		\$ -	\$ 150,380	\$ 150,380	\$ -	\$ -	\$ 150,380	\$ -
Division 31 - Earthwork	\$ 314,980		\$ -	\$ -	\$ (10,000)	\$ 304,980	\$ 299,000	\$ 5,980	\$ -	\$ 304,980	\$ -
Division 32 - Exterior Improvements	\$ 224,115		\$ (16,621)	\$ -	\$ -	\$ 207,494	\$ 204,243	\$ 3,251	\$ -	\$ 207,494	\$ -
CM Services	\$ 274,889		\$ -	\$ -	\$ -	\$ 274,889	\$ 274,889	\$ -	\$ -	\$ 274,889	\$ -
CM Contingency	\$ 59,672	\$ (59,672)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 15,718		\$ -	\$ -	\$ -	\$ 15,718	\$ -	\$ 15,718	\$ -	\$ 15,718	\$ -
Payment & Performance Bond	\$ 30,590		\$ -	\$ -	\$ -	\$ 30,590	\$ 25,852	\$ -	\$ 4,738	\$ 30,590	\$ -
Permits	\$ 67,930		\$ (67,930)	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fee	\$ 87,587		\$ -	\$ -	\$ -	\$ 87,587	\$ 87,587			\$ 87,587	\$ -
Owner Allowance / Contingency	\$ -		\$ 111,403	\$ -	\$ 12,566	\$ 123,969	\$ -	\$ -	\$ 123,969	\$ 123,969	\$ -
Project Totals	\$ 3,246,405	\$ -	\$ -	\$ -	\$ -	\$ 3,246,405	\$ 2,907,942	\$ 205,756	\$ 132,707	\$ 3,246,405	\$ -



Gym floor court markings



High School shop mechanical equipment installation



High School shop mechanical equipment installation



High School press box exterior framing



Metal roof deck and exterior sheathing installed for new High School Entrance