



Concordia R-II Additions & Renovations

July Monthly Report

August 12, 2025

Project Overview

- Completed in-wall rough at High School Restrooms along with under slab rough-in and slab patching.
- Completed demo and under slab rough-in at High School Lab. Started wall framing and in-wall rough-in.
- Completed subgrade and started installation of the asphalt at the track.
- Completed concrete foundations and concrete at the press box.
- Completed concrete foundations and structural steel framing.
- Completed demo, installation of new wood ascent wall with the reclaimed bleacher wood, and installation of the acoustical wall panels at the elementary school gym.
- Started gym floor installation at the elementary school gym.

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	
High School Concessions Substantially Complete	8/1/2025	
High School Press Box Substantially Complete	12/8/2025	
High School Ag Classroom Substantially Complete	8/1/2025	
High School Track / Site Improvements Substantially Complete	10/3/2025	
Elementary School Gym Renovations Substantially Complete	8/4/25 – excluding bleachers	
Elementary School Elevator Substantially Complete	8/21/2025	
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	60%	Slab on Grade	0%
Conveying Equipment (Elevator and stair Lift)	90%	Metal Studs, Sheathing, & Drywall	40%
Masonry	20%	Roof and Flashing	0%
Wood Framing	0%	Garage Doors	0%
Doors Frames & Hardware	10%	In wall Rough-In	70%
Mechanical Equipment Installation	20%	Overhead Rough-In	0%
Painting	30%	Lighting	0%
Ceilings	0%	Flooring	0%
Resinous Flooring	0%	MEP Trim out	0%
Casework/Finish Carpentry	60%	Laboratory Casework	0%
Signage	0%	Asphalt Paving	50%
Site Utilities	90%	Final Grading / Sidewalks	0%
Track	0%	Fencing	0%
Bleachers	0%	Bathroom Accessories	0%

Summary Budget

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Summary Construction Budget

Date: 8/12/2025

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	\$ -	\$ 50,552	\$ -	\$ -	\$ -	\$ 50,552	\$ 28,986	\$ 21,566	\$ -	\$ 50,552	\$ -
Division 02 - Existing Conditions	\$ 113,819		\$ -	\$ -	\$ -	\$ 113,819	\$ 79,044	\$ 34,775	\$ -	\$ 113,819	\$ -
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	\$ 26,340	\$ 90,403	\$ -	\$ 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		\$ -	\$ -	\$ -	\$ 5,815	\$ 3,920	\$ -	\$ 1,895	\$ 5,815	\$ -
Division 22 - Plumbing	\$ 200,848		\$ -	\$ -	\$ 3,829	\$ 204,677	\$ 192,500	\$ 7,677	\$ 4,500	\$ 204,677	\$ -
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		\$ -	\$ -	\$ -	\$ 314,980	\$ 299,000	\$ 5,980	\$ 10,000	\$ 314,980	\$ -
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	\$ -	\$ (3,829)	\$ 107,574	\$ -	\$ -	\$ 107,574	\$ 107,574	\$ -
Project Totals	\$ 3,246,405	\$ -	\$ -	\$ -	\$ -	\$ 3,246,405	\$ 2,830,671	\$ 283,027	\$ 132,707	\$ 3,246,405	\$ -



Gym floor installation and new acoustical panels at Elementary School gym.



High School bathroom in-wall rough-in



High School Track subgrade and press box foundation and slab



High School Track asphalt installation



High School Lab in-wall
rough-in



Structural Steel framing for
new High School Entrance