

CONSTRUCTION PROGRESS REPORT

REPORT NUMBER

DATE

LOCATION

CONTRACTOR

TITLE

CONTRACT NUMBER

TASK ORDER NUMBER

WORK STATUS

COMPLETION DATES				PERCENT COMPLETED	
ESTIMATED SUBSTANTIAL	ACTUAL SUBSTANTIAL	INITIAL CONTRACT	REVISED CONTRACT	THROUGH THIS MONTH <i>(Sum of Line 5 and Line 6 and Line 12 divided by Line 4)</i>	NORMAL TO DATE
AVERAGE WORK FORCE			PROGRESS		MATERIAL DELIVERY
NUMBER EMPLOYED			SATISFACTORY <input type="checkbox"/> YES <input type="checkbox"/> NO		SATISFACTORY <input type="checkbox"/> YES <input type="checkbox"/> NO
CONSTRUCTION EQUIPMENT			SHOP DRAWING SUBMISSION/SAMPLE SUBMISSIONS		
SATISFACTORY <input type="checkbox"/> YES <input type="checkbox"/> NO			SATISFACTORY <input type="checkbox"/> YES <input type="checkbox"/> NO		

PROGRESS PAYMENT SUMMARY

1. INITIAL CONTRACT AMOUNT		\$
A. DESIGN PHASE/PRE-CONSTRUCTION SERVICES	\$	
B. BONDS	\$	
C. CONSTRUCTION SERVICES	\$	
2. CONTRACT MODIFICATIONS/CHANGE ORDERS <i>(GSA 184B, Column (2))</i>		\$
A. DESIGN PHASE/PRE-CONSTRUCTION SERVICES	\$	
B. CONSTRUCTION SERVICES	\$	
3. OPTIONS EXERCISED		\$
A. DESIGN PHASE/PRE-CONSTRUCTION SERVICES	\$	
B. CONSTRUCTION SERVICES	\$	
4. TOTAL CONTRACT AMOUNT TO DATE <i>(Line 1 plus Line 2 plus Line 3).</i>		\$
5. VALUE OF WORK COMPLETED TO DATE <i>(Total of Columns 3A, 3B, and all of GSA 184A including options)</i>		\$
6. VALUE OF WORK COMPLETED UNDER MODIFICATIONS/CHANGE ORDERS <i>(Total of Column 5, GSA 184B)</i>		\$
7. VALUE OF MATERIAL		\$
A. MATERIAL ON SITE	\$	
B. MATERIAL IN STORAGE	\$	
8. TOTAL VALUE OF COMPLETED WORK AND MATERIAL <i>(Sum of Lines 5, 6, and 7)</i>		\$
9. LESS TOTAL RETAINAGE AND WITHHOLDINGS		\$
10. SUBTOTAL <i>(Line 8 minus Line 9)</i>		\$
11. BOND PREMIUMS		
A. PAID IN PREVIOUS PAYMENTS	\$	
B. TO BE PAID WITH THIS PAYMENT	\$	
12. TOTAL BOND PREMIUMS <i>(Line 11A plus Line 11B)</i>		\$
13. SUBTOTAL <i>(Line 10 plus Line 12)</i>		\$
14. LESS PREVIOUS PAYMENTS		\$
15. AMOUNT OF PAYMENT THIS REPORT <i>(Line 13 minus Line 14)</i>		\$

PREPARED BY		WORK ACCEPTED BY	
NAME/TITLE	DATE	PROJECT MANAGER	DATE
APPROVED BY		APPROVED BY	
NAME/TITLE	DATE	NAME/TITLE	DATE

INSTRUCTIONS FOR PREPARATION OF GSA 184

General: GSA 184 shall be prepared for each progress payment prepared in accordance with FAR 52.232-5.

Item 3 is to be used for Phased Construction, Design/Build or CMc where the Option requires its own Work Breakdown schedule of values on a separate 184A. Otherwise record the option modification on the 184B.

Item 7 Materials that have not been installed but accepted by the Government.

Definitions and Directions

Substantial completion (SC): The contract shall be deemed "Substantially Complete" if and only if the Contractor has completed the Work and related Contract obligations in accordance with the Contract Documents, such that the Government may enjoy the intended access, occupancy, possession, and use of the entire Work without impairment due to incomplete or deficient work, and without interference from the Contractor's completion of remaining work or correction of deficiencies in completed work. In no event shall the Work be deemed Substantially Complete if all fire and life safety systems are not tested and accepted by the Authority Having Jurisdiction, where such acceptance is required under the Contract.

Contract completion: The date established in Section I of the Agreement.

Percent Complete:

Through this month: this is a financial completion

Baseline to Date: Indicate the percent complete based on the current approved schedule.

Value of work completed: For CMc contracts this is the value complete of the design phase/preconstruction services per 184A plus Cost of Work completed for construction on the Option 184A.

Retainage: before SC up to 10%; after SC whatever is required to protect government's interest (*liquidated damages, etc.*)