



MONTHLY PROJECT UPDATE

To: Brecksville-Broadview Heights School District and City of Brecksville
From: Shook Construction Co.
Date: October 21, 2020
Subject: New Elementary School and Field House Project

1.1 WORK PROGRESS

With the completion of foundations in Area 1 (Pre-K Classrooms), all foundations are now complete. Concrete slab on grade continues in Area 4 (Kitchen/Cafeteria) and Area 2 (Kindergarten Classrooms). CMU walls are complete to roof bearing as well as progress on the non-bearing walls in Area 4 (Kitchen, music, and mechanical areas). Underground plumbing is complete inside the building footprint allowing drains and cleanouts to be installed and adjusted ahead of any slab on grade concrete pour. Electrical installation follows both the mason and ahead of any concrete pour. Electricians are also working on electrical rooms and with Best Use of Energy to bring power into the building. Steel erection and detailing continue in Area 4 (Kitchen, Café, Music). The pre-engineered metal building (PEMB) was delivered 10/8/20 and its erection began immediately. The PEMB structural steel is complete allowing the exterior girts and panels to begin to be installed. Curbs are poured from Oakes Road to the Blossom Hill drive with stone sub-base installed and tested. Preparations are ongoing to install the base course of asphalt before winter. Soil at the ponds and areas to not to be disturbed until spring were also temporary stabilized.

1.2 LOOK AHEAD

Installation of the slab on grade concrete will continue in all areas as available including the fieldhouse. Masonry will begin to wind down as masonry walls are completed only to ramp back up with face brick in the spring. Structural steel continues in the classroom side of the building starting in Area 1 (Pre-K Classrooms), in early November, working back toward the Cafeteria Area. The PEMB enclosure will continue for both roof and exterior walls racing to get enclosed before winter. Electrical and plumbing continue to follow masonry and ahead of concrete installations. Power into the building will continue. Asphalt into the site to be installed over the next several weeks.

1.3 SCHEDULE

- » Schedule update has the project tracking (-5) days. The slight loss in days can be attributed to some out of sequence work in the Area 4, 5, 6 and postponement in delivery of the pre-engineered metal building.
- » Substantial Completion: April 25, 2022 / Final Completion: May 8, 2022

1.4 PROGRESS PHOTOS



Crane for steel erection in Area 4 cafeteria and dining spaces.



Masonry elevator shaft in Area 3 classroom.



Prep for slab on grade in Area 2 classrooms.



Pre-engineered metal building erection for Field House.



View looking southwest at Field House, Music, and Band Rooms.

1.5 PROJECT FINANCIALS

- » Guaranteed maximum price for project is \$47,394,827.28.
- » Total sum of approved change orders to date is \$0.00 resulting in no change to the contract amount.
- » Balance of CMr contingency as of 10-21-20 is \$841,310.38.
- » Percentage complete based on billings through September 2020 is 17.03%.

1.6 SAFETY

- » Recordable incidents this month: 0
- » Safety orientation attendees to date: 140
- » COVID-19: Site safety plan is in place that is in alignment with the guidelines and best practices put in place by the appropriate agencies.

1.7 HIGHLIGHTS

- » Shook received Ohio EPA401 permit on January 17, 2020.
- » Shook received Army Corps of Engineers permit on February 12, 2020.
- » City of Brecksville issued permit for tree clearing on March 10, 2020.
- » City of Brecksville issued full plan approval and building permit on April 3, 2020.

- » Ceremonial signing of the first beam took place on Monday (9/28). We were excited to share that experience with School District leadership.
- » Time lapse camera is up and operational. Please visit the School District website to view construction progress.