



MONTHLY PROJECT UPDATE

To: Brecksville-Broadview Heights School District and City of Brecksville

From: Shook Construction Co.

Date: February 18, 2021

Subject: New Elementary School and Field House Project

1.1 WORK PROGRESS

Structural steel detailing continues throughout (i.e. welding of supports and angles at windows). Continued snow and cold have hampered the installation of the nelson studs on the 2nd floor of Areas 2 and 3 (1st and 3rd grade classrooms) but will progress as soon as there is a break in the weather. The metal portion of the Learning Stairs has been installed as well as the Area 2 (Kindergarten and 1st grade) stairs. Cold temps continue to also slow the installation of the concrete 2nd floor slab on metal deck. While temporary measures have been put in place to take advantage of seasonal average temperatures, it has been too cold to try and place concrete without it freezing in the pump truck prior to it reaching the floor. Exterior metal studs have begun in Areas 1, 2, and 3 (Classrooms). Roofing continues in Area 4 (Kitchen/Dining/Music) as the weather allows. The mechanical trades continue overhead and in wall rough in of any electrical and ductwork in Area 4. On the Blossom Hill Fieldhouse, the exterior siding continues to be installed.

1.2 LOOK AHEAD

Detailing of structural steel and installation of metal roof deck will continue in Areas 2 and 3 (K, 1st, 2nd, and 3rd Grade). Concrete pour of the 2nd floor slab will proceed (weather dependent) in Areas 1 and 3. The mechanical and electrical trades will continue overhead rough in Area 4 (Kitchen/Dining/Music) as well as the roof above. The exterior wall panels will continue to be installed at the Blossom Hill Fieldhouse.

1.3 SCHEDULE

- » Schedule update has the project tracking (-7) days. This is a slight improvement from the December update. The message is still the same as the previous month. Once roofing is complete in Area 4 we expect much of this time to be recovered due to acceleration of steel erection in other areas.
- » Substantial Completion: April 27, 2022 / Final Completion: May 10, 2022

1.4 PROGRESS PHOTOS



View of learning stair in progress.



Exterior metal stud installation on Courtyard.



Pre-school wing with exterior sheathing complete.



View looking at East elevation of academic wing.



Cleaning off snow and ice off steel so 2nd floor metal deck can be placed.



Metal panels in progress at south elevation of Field House.

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 2-17-21 is \$830,184.22.
- » Percentage complete based on billings through January 2021 is 31.19%.

1.6 SAFETY

- » Recordable incidents this month: 0
- » Safety orientation attendees to date: 175
- » 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 (9/28/20). 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.
- » The final piece of structural steel signed by many members of the District and Community was set on January 13, 2021.