



MONTHLY PROJECT UPDATE

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

From: Shook Construction Co.

Date: March 18, 2021

Subject: New Elementary School and Field House Project

1.1 WORK PROGRESS

After an extremely cold, snowy beginning of February, the turn to seasonal temperatures has allowed weather dependent work to advance in the past month. At the Blossom Hill Fieldhouse, the exterior panels have been installed on all sides except the North which will begin shortly following some face brick installation. Steel erection and metal roof deck installation are complete leaving miscellaneous window framing and bracing to continue on the interior of the building. The roof was installed over the office areas as well as the installation of miscellaneous trim and gutters/downspouts on the South elevation. In the school building the roof has been installed over Area 4 (kitchen/dining/music), Area 1 (Pre-K), and continuing in Area 1 over the 5th grade classroom section. The 2nd floor concrete slab on metal deck has been completed in Areas 1 (5th Grade), Area 2 (1st Grade), and Area 3 (3rd Grade). Exterior studs and window framing continue around the building with all areas are close to completion allowing the exterior sheathing to be installed once inspected by the City of Brecksville Building Department. Window, roof blocking, and temporary window enclosures follow directly behind the exterior framing. Mechanical trades continue in Area 4 hanging duct, installing hangers and mechanical piping, water and drains lines, and pulling electrical wire where available. Roof drains and its associated piping are installed as areas are available.

1.2 LOOK AHEAD

Pouring of the metal pan stairs will continue this month as well as housekeeping pads for electrical and mechanical equipment. This should bring the completion of the interior concrete in the next 6 weeks. Air/vapor barrier will be installed as weather permits following the exterior sheathing and ahead of the face brick installation. The face brick will start on the East side of the fieldhouse and continue along the East elevation as well as the Courtyard. The installation of face brick will begin following the vapor barrier installation. The roof installation will move from Area 1 and into Area 3 later this month. Interior studs will begin in Area 1 (Pre-K 1st floor) working with the mechanical trades on their rough in. Mechanical trades will continue working in Area 4 and move into the school classrooms as more areas become available.

1.3 SCHEDULE

- » Critical path activities such as roofing and 2nd floor concrete slab were put on pause during the periods of cold and snow experienced during February, with a priority put on quality. We have recently and will continue to take advantage of longer workdays and Saturdays to pick up some of the lost time. We are still optimistic that due to completion of structural steel ahead of schedule, we will have an opportunity to quickly catch up much of this lost time in the next couple months.
- » Substantial Completion: May 5, 2022 / Final Completion: May 18, 2022

1.4 PROGRESS PHOTOS



View of 4th/5th Grade Wing metal stud installation.



Exterior sheathing installation in progress on Courtyard walls.



View of learning stair in progress.



Field House metal panel installation in progress.



View of Courtyard.



Overall view of Elementary School and Field House looking South.

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 3-17-21 is \$829,324.59.
- » Percentage complete based on billings through February 2021 is 33.51%.

1.6 SAFETY

- » Recordable incidents this month: 0
- » Safety orientation attendees to date: 185
- » 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.