



Beachwood City Schools Elementary Facilities Project Update

October 14, 2024
Board Meeting

Agenda



PROJECT UPDATE





Bryden Construction





Bryden Construction



Hilltop Construction



Hilltop Construction

Project Schedule

Early Site	Nearly complete
New Schools	Foundations started and construction continues through Nov. 2025
GMP 4	FF&E, Late Sitework & Playground Equipment - Early 2025
Abatement and Demolition	Takes place from January 2026 through April 2026
Final site work	Takes place April 2026 thru August 2026

Guaranteed Maximum Price 3

Trades Awarded

Building
Foundations &
Slabs

Masonry

Structural Steel

Carpentry

Roof & Sheet
Metal

Glass &
Aluminum

Metal Studs,
Drywall &
Ceilings

Flooring

Tiling

Sports Flooring

Painting

Food Service
Equipment

Fire Suppression

Plumbing

HVAC

Electrical



Guaranteed Maximum Price 3

Trades Pending Award

Technology
Cabling

Network/Wireless
Equipment

A/V Systems

Security & Access
Control

Late Site &
Utilities

Site Concrete

Landscaping

Abatement

Demolition

Program Soft Cost Contingency Summary (Professional Services)

Approved costs include:

- Title services
- Sanitary and storm sewer investigations
- Environmental site assessments & permits
- Water setup

Budgeted Soft Cost Contingency	\$256,480.30
Approved Contingency	\$81,352.91
Remaining Contingency	\$175,127.39
Pending	\$3,600
Available Contingency	\$167,927.39

Program Hard Cost Contingency Summary (Construction)

Costs include:

- Add for Hilltop soil haul to Harvard in lieu-of High School,
- Deducts for PVC pipe in lieu-of Ductile pipe
- Add for Hilltop Site Modifications
- Misc. Bulletins

Budgeted Hard Cost Contingency	\$2,217,095.35
Approved Contingency	\$0.00
Remaining Contingency	\$2,217,095.35
Pending	\$359,055.87
Available Contingency	\$1,858,039.48

Program Budget Summary

Projected Hard and Soft Costs	\$62,470,553.74
Owner Construction and Soft Costs Contingency	\$2,473,575.65
Total Projected Costs	\$64,944,129.12
Program Funding	\$65,000,000.00
Delta	\$55,870.88

