

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
September 22, 2026	Business Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Motion to approve guaranteed maximum price agreement between West Chester Board of Trustees and Prus Construction for construction manager at risk for Beckett Park West improvements; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement (CIP 2120)

Background:
In the summer of 2025, The Board of Township Trustees determined the need for improvements at Beckett Park. A survey of planned improvements was proposed to the community through survey in which park amenities were most desired as part of the improvements to the park. In September of 2025, architectural firm Brandstetter Carroll was hired to perform design services to help determine where to best place certain aspects of the planned improvements. The planned improvements have been budgeted to cost \$3,500,000.00 as outlined in CIP #2120 and was increased to \$6,300,000.00 in June 2026 following a presentation by the design team. Per ORC 9.33, a “Construction Manager at Risk” means a person with substantial discretion and authority to plan, coordinate, manage, direct, and construct all phases of a project for the construction, demolition, alteration, repair, or reconstruction of any public building, structure, or other improvement and who provides the public authority a guaranteed maximum price as determined in section 9.334 of the Revised Code. Over the past month, the designers Brandstetter Carroll, construction management team Prus Construction, playground company DWA Recreation, soils engineers Civil and Environmental Consultants, and West Chester Township have worked together in order to assemble plans, review constructability, update project costs and assemble a complete package ready for construction of proposed pickleball courts, an expanded parking area, and multiuse paths on the eastside of Beckett Park. The Community Services Department requests authorization to enter into agreement with Prus Construction for Construction Manager at Risk services and open a PO in the amount of \$3,873,947.46, plus an additional 5% contingency in the amount of \$193,697.37 for a total of \$4,067,644.83 for Construction Management at Risk Services under a Guaranteed Maximum Price based on the proposal received by the Township.

Finance	Budgeted Item:	Yes; CIP, TIF		
	CIP #:	2120		
	TIF Info:	219		
	Purchase Req. #:	26002993	Total Encumbrance:	\$4,067,644.83



West Chester Township Beckett Park West

Guaranteed Maximum Price

Bid Category	Quantity	Total
BC-01 Sitework - General Requirements	1	\$ 68,000.00
BC-01 Sitework - Demolition	1	\$ 94,200.00
BC-01 Sitework - Earthwork	1	\$ 102,300.00
BC-01 Sitework - Seatwall	1	\$ 65,600.00
BC-01 Sitework - Stormwater	1	\$ 126,800.00
BC-01 Sitework - Concrete	1	\$ 563,075.00
BC-01 Sitework - Fencing	1	\$ 44,000.00
BC-01 Sitework - Playground Surface	1	\$ 476,000.00
BC-01 Sitework - Playground Install	1	\$ 196,025.00
BC-02 Asphalt	1	\$ 473,685.00
BC-03 Landscaping	1	\$ 143,290.00
BC-04 General Trades	1	\$ 319,699.00
BC-05 Masonry	1	\$ 165,196.00
BC-06 Roofing	1	\$ 85,650.00
BC-07 Electrical	1	\$ 98,620.00
BC-08 Mechanical	1	\$ 17,662.00
BC-09 Plumbing	1	\$ 104,300.00
BC Subtotal		\$ 3,144,102.00

Allowances	Total
Filtration and Lift Station	1 \$ 150,000.00
East Side Road Asphalt Full Depth Repair	1 \$ 80,000.00
Allowance Subtotal	\$ 230,000.00

Cost of Work Subtotal **\$ 3,374,102.00**

Description	Quantity	Total
General Conditions at \$22,000/MTH	7	\$ 154,000.00
Commercial General Liability Insurance	1.00%	\$ 33,741.02
CMAR Bond- 0.75%	0.75%	\$ 25,305.77
Subcontractor Insurance - 0.5%	0.50%	\$ 16,870.51
CMAR Contingency- 3.5%	3.50%	\$ 118,093.57
CMAR Construction Fee- 4.5%	4.50%	\$ 151,834.59
		\$ 499,845.46

Total GMP For Beckett Park West **\$ 3,873,947.46**

Deduct Alternate: Asphalt Loop Trail **\$ 258,750.00**

Add Alternate: 1.5" Asphalt Overlay East Road **\$ 75,000.00**