

PELHAM MEMORIAL SCHOOL CONSTRUCTION UPDATE

DECEMBER 2, 2022

OVERALL PHASE PLAN AND SCHEDULE (AS OF 8/1/22) (CURRENTLY ACTIVE PHASES HIGHLIGHTED)

Phase	Start	Completion
1	August 2021	September 2021
2	October 2021	November 2021
3	November 2021	June 2022
4	June 2022	August 2022
5	September 2022	June 2023
6	July 2023	August 2023
7	September 2023	December 2023
8	January 2024	June 2024

Forthcoming phasing revisions will be based on market conditions.

PHASE 1 (COMPLETE): Mobilize, perform site enabling work, including relocation of the two modular buildings

PHASE 2 (COMPLETE): Site work (partial build of bus loop, development of new front parking lot, commencement of underground utilities and septic fields)

PHASE 3 (COMPLETE): Site work, addition foundations & building structures

PHASE 4 (COMPLETE): Continue work on structural frames of addition, infill former lower level locker rooms, installation of roofing and mep, commence phased renovation of original gym, including new mechanical mezzanine and restrooms

PHASE 5: Exterior finish elements of additions, including roofing and commencement of ground face block at the base of the additions, interior framing and mep systems, limited site work improvements

- Complete rough mechanical electrical and plumbing in Area B and administration addition.
- Complete light gauge metal framing in area B and administration addition.
- Continue with mechanical electrical and plumbing in science towers.

PHASE 6: Continue exterior and interior finishes of additions, perform enabling work on 1st floor of original classroom wing, commencement of 2nd floor classroom renovation

PHASE 7: Turn over 1st floor of all additions, continue work on 2nd floor additions and classrooms wing

PHASE 8: Commission elevator, occupy renovated 2nd floor of classroom wing, renovation of 1st floor classroom wing, complete all site improvements



Above: Ongoing exterior insulation in preparation of Hardiepanel fiber cement siding.



Above: Continuation of drywall at Area B.



Above: New overhead electric service.

BUDGET/CONTINGENCY

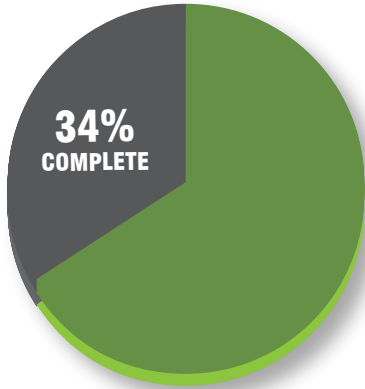
CATEGORY	BUDGET	5-25-22 BUDGET AT FINAL GUARANTEED MAX PRICE	TOTAL EXPENSES	BALANCE AVAILABLE	NOTES
TOTAL HARD COST (including a construction contingency of \$1,250,000)	\$26,995,000.00	\$28,495,900.00	\$(9,373,413.42)	\$19,122,486.58	
TOTAL SOFT COSTS	\$3,485,000.00	\$3,384,100.00	\$(1,513,128.60)	\$1,870,971.40	
OWNER CONTINGENCY	\$1,500,000.00	\$100,000.00	\$(10,141.44)	\$89,858.56	\$1.4M reallocated to hard costs
TOTAL PROJECT BUDGET	\$31,980,000.00	\$31,980,000.00	\$(10,896,683.46)	\$21,083,316.54	

PELHAM MEMORIAL SCHOOL CONSTRUCTION UPDATE (CONTINUED)

KEY ISSUES AND RISKS

- Availability of the electrical switch gear.

PROJECT PERCENTAGE COMPLETE



THREE WEEK LOOKAHEAD

- Complete exterior wall insulation in preparation for wall finishes.
- Complete rough mechanical electrical and plumbing in science towers.
- Continue with drywall finishes.
- Start painting in Area B.
- Miscellaneous enabling work in the existing mechanical and electrical rooms.
- Install new overhead communication lines from Marsh Road.

RECENTLY ACCEPTED VE AND COST SAVINGS ITEMS

- Sidewalk and curb modifications with a targeted savings of \$15,000.

PHASE 5 PLAN

September 2022 - June 2023

APPLICABLE CODES

BUILDING CODES

INTERNATIONAL RESIDENT CONSTRUCTION CODE (INTERNATIONAL RESIDENT CONSTRUCTION CODE) (IRC)

INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC)

INTERNATIONAL ELECTRICAL CODE (IEC)

INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC)

INTERNATIONAL FIRE CODE (IFC)

INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

INTERNATIONAL SMOKE CONTROL CODE (ISCC)

INTERNATIONAL SAFETY CODE (ISCC)

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INTERNATIONAL SMOKE CONTROL CODE (ISCC)

SYMBOLS LEGEND

NEW RENOVATION CONSTRUCTION AREA

PHMS OPERATIONAL AREA

CONSTRUCTION DOCUMENTS

DATE: OCTOBER 14, 2021

PROJECT: PELHAM MEMORIAL MIDDLE SCHOOL PHASED RENOVATIONS AND ADDITIONS

REVISED: []

SCALE: AS SHOWN

PROJECT NO.: []

DATE: []

BY: []

CHECKED: []

APPROVED: []

HARRIMAN

SAU 28 PELHAM MEMORIAL MIDDLE SCHOOL PHASED RENOVATIONS AND ADDITIONS

PHASE 5 RENOVATION

CONSTRUCTION DOCUMENTS

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FIRST FLOOR INDEX AND CODE PLAN

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