

Pelham Memorial School Construction Update

March 14, 2024

Overall Phase Plan and Schedule (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	May 2023	June 2023
7	July 2023	August 2023
8	September 2023	December 2023
9	January 2024	May 2024



Above: Window installation

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: The school will continue to operate in its current configuration as the 1st floor additions are completed ongoing exterior finish work.

Phase 6: Construction will be ongoing in all additions and will advance into the existing service kitchen & cafeteria. The existing gym will then be utilized as a cafeteria with temporary serving of cold lunches.

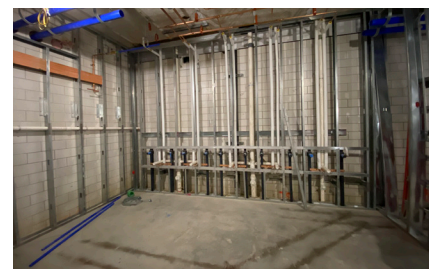
Phase 7: The school is unoccupied to prepare for the start of the 2nd floor classroom wing renovation. All 2nd floor classrooms will be redistributed throughout the building as directed by the school administration. Exterior finish work continues. The Earthwork contractor to to construct the softball field and work to finish the last of the site improvements.

Phase 8: The school will occupy the 1st floor classroom wing, and all new additions except for the science towers. Modular classrooms will remain operational. To prepare for the renovation of the existing 1st floor. The areas will be relocated during the December holiday break to the 2nd floor classroom wing, science towers and other areas of the building as directed by the school administration.

Phase 9: The final phase includes the renovation of the balance of the existing 1st floor classroom wing, and miscellaneous exterior work on and around the building.



Above: Drywall



Above: Restroom rough plumbing

Budget/Contingency

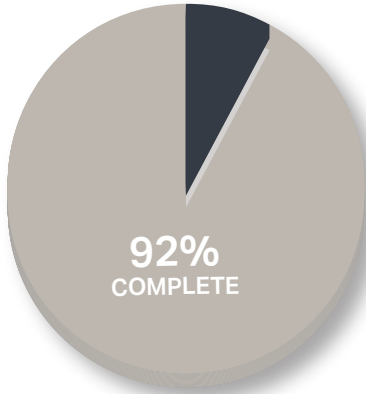
Category	Budget	5-25-22 Budget At Final Guaranteed Max Price	Change Orders	Total Expenses	Balance Available	Notes
Total Hard Cost (Including A Construction Contingency Of \$1,250,000)	\$26,995,000	\$28,495,878	\$662,288	\$(27,137,184)	\$2,020,982	
Total Soft Costs	\$3,485,000	\$3,384,122	\$(632,342)	\$(2,281,333)	\$470,447	Includes A/E & prof fees, FF&E, Tech Equipment, Misc. consultants and permits.
Owner Contingency	\$1,500,000	\$100,000	\$(29,946)	\$(10,141)	\$59,913	\$1.4M Reallocated To Hard Costs
Total Project Budget	\$31,980,000	\$31,980,000	\$0	\$(29,428,658)	\$2,551,342	

Pelham Memorial School Construction Update (continued)

Key Issues And Risks

- The project's tight budget constraints

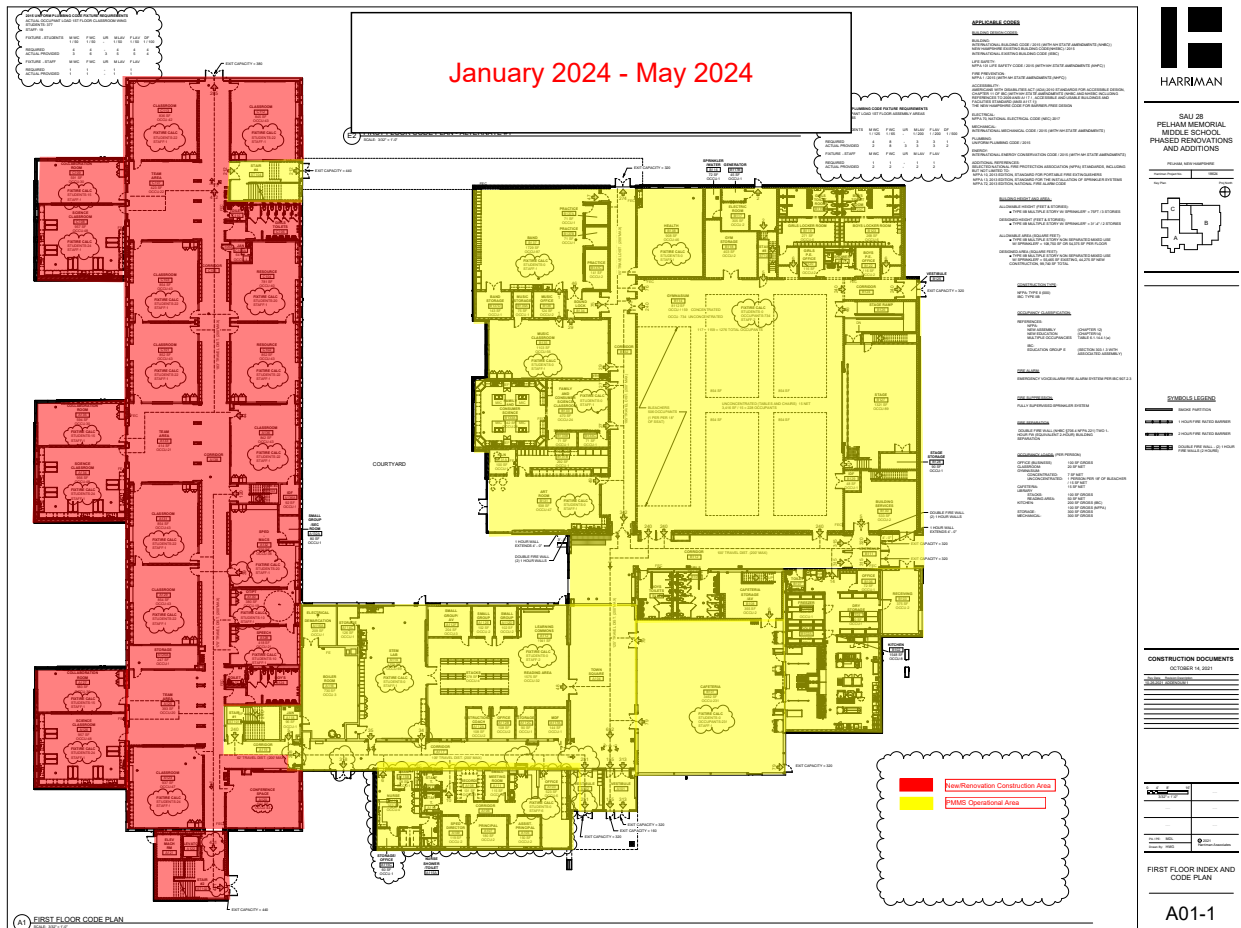
Project Percentage Complete



Three Week Lookahead

- Continue with Rough Mechanical, Electrical, Plumbing, and Fire Protection work
- Complete the light gage metal framing at exterior walls and classrooms
- Installation of exterior air and vapor barrier
- Window Installation
- Drywall installation
- installation of the stage curtain and lighting system

Phase 9 Plan



Pelham Memorial School Construction Update (continued)

Phase 9 Plan (Cont.)

