

PELHAM MEMORIAL SCHOOL CONSTRUCTION UPDATE

SEPTEMBER 28, 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

- MEP rough in continues in Area B and Administration.
- Ground face at Area B is 90% complete.
- Roofing at 3 Science Towers is complete.
- Administration addition has temporary roofing in place.
- Interior light gauge metal framing in Science Tower is underway.
- Slab in Gym has been poured.
- Gym area addition is 90% weather tight.

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



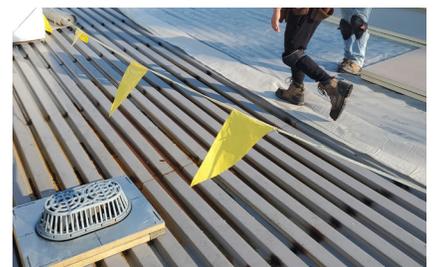
Above: Ground face masonry work at Area B underway.



Above: Ground face masonry work at Area B underway.



Above: MEP installation ongoing.



Above: Roofing work underway.

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	\$(8,942,505.52)	\$19,553,394.48	
TOTAL SOFT COSTS	\$3,485,000.00	\$3,384,100.00	\$(1,467,258.83)	\$1,916,841.17	
OWNER CONTINGENCY	\$1,500,000.00	\$100,000.00	\$-	\$100,000.00	\$1.4M reallocated to hard costs
TOTAL PROJECT BUDGET	\$31,980,000.00	\$31,980,000.00	\$(10,409,764.36)	\$21,570,235.64	

