

## Pelham Memorial School Construction Update

January 13, 2023

### 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 drywall in Area B and administration addition.
- Continue with mechanical electrical and plumbing in Area B.

**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

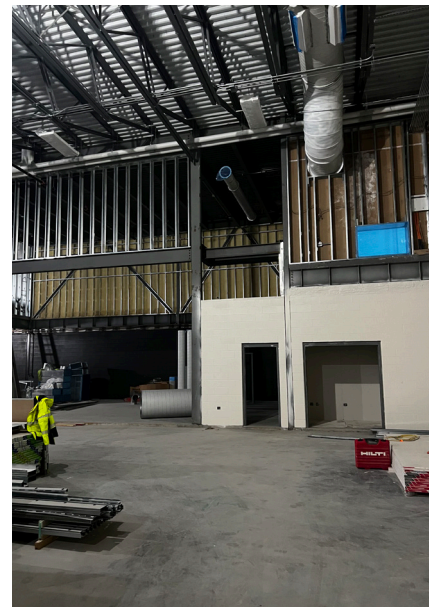
**Phase 8:** Commission elevator, occupy renovated 2nd floor of classroom wing, renovation of 1st floor classroom wing, complete all site improvements



Above: Exterior wall furring at locker rooms.



Above: Priming and painting of drywall in new addition.



Above: Stage wall at new gymnasium.

### Budget/Contingency

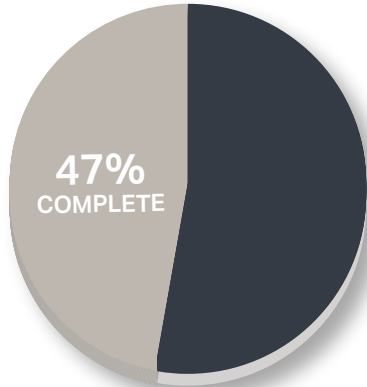
Category	Budget	5-25-22 Budget At Final Guaranteed Max Price	Total Expenses	Balance Available	Notes
<b>Total Hard Cost</b> (Including A Construction Contingency Of \$1,250,000)	\$26,995,000.00	\$28,495,900.00	\$(13,426,739.81)	\$15,069,160.19	
<b>Total Soft Costs</b>	\$3,485,000.00	\$3,384,100.00	\$(1,569,962.49)	\$1,814,137.51	
<b>Owner Contingency</b>	\$1,500,000.00	\$100,000.00	\$(10,141.44)	\$89,858.56	\$1.4M Reallocated To Hard Costs
<b>Total Project Budget</b>	\$31,980,000.00	\$31,980,000.00	\$(15,006,843.74)	16,973,156.26	

# Pelham Memorial School Construction Update (continued)

## Key Issues And Risks

- Availability of the electrical switch gear.

## Project Percentage Complete



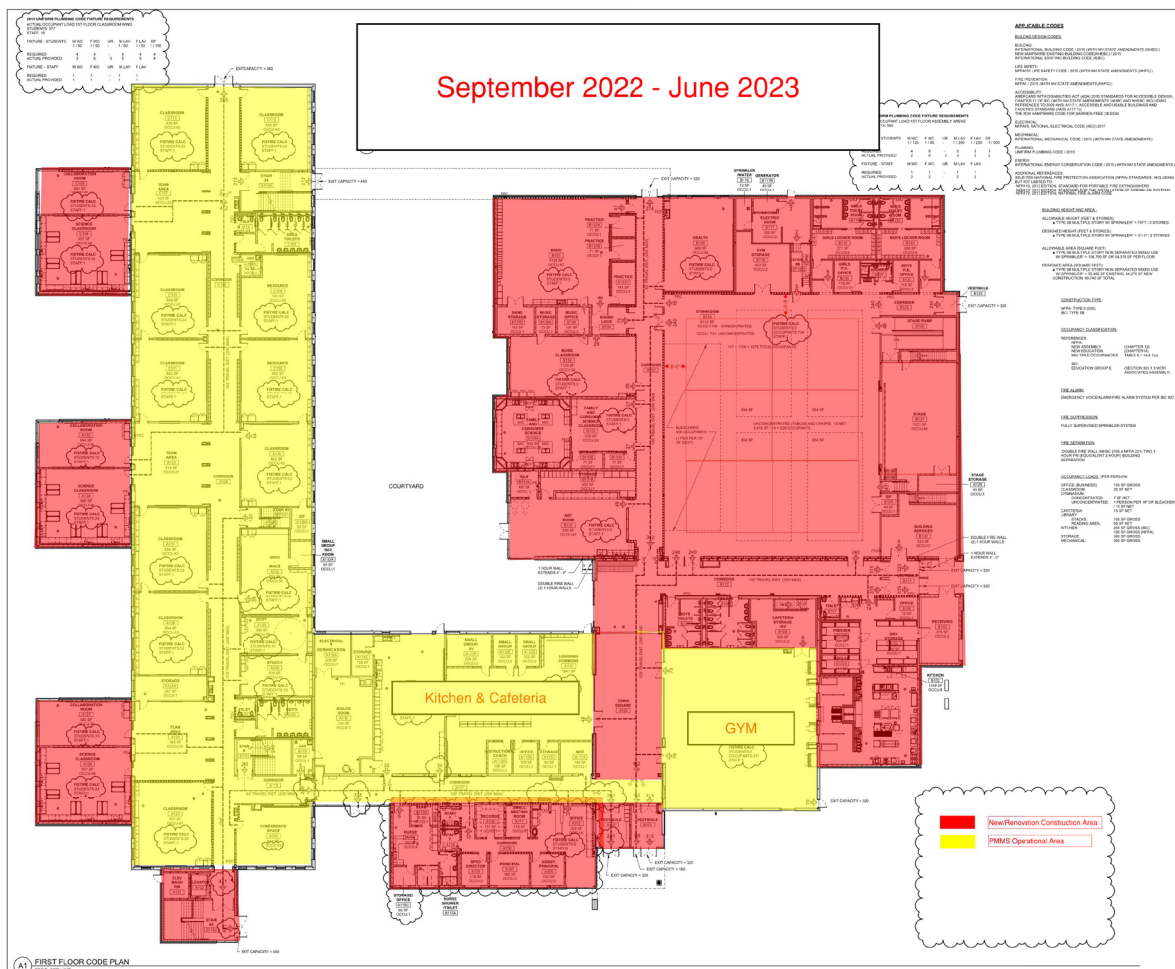
## Three Week Lookahead

- Start exterior wall panel finishes.
- Installation of storefront.
- Continue with drywall finishes in the administration and science tower additions.
- Start Mechanical finishes in science towers and Area B.
- Painting in Area B.
- Ceiling grid in area B.
- Drywall in Gym.
- Dry fall painting of the gymnasium roof structure and duct work.

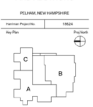
## Recently Accepted Ve And Cost Savings Items

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

## Phase 5 Plan



SAU 28  
PELHAM MEMORIAL  
MIDDLE SCHOOL  
PHASED RENOVATIONS  
AND ADDITIONS



**SYMBOLS LEGEND**

- NEW/RENOVATION CONSTRUCTION AREA
- PMMS OPERATIONAL AREA

**CONSTRUCTION DOCUMENTS**

October 14, 2021

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