

## Pelham Memorial School Construction Update

May 18, 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     | May 2023       | June 2023      |
| 7     | July 2023      | August 2023    |
| 8     | September 2023 | December 2023  |
| 9     | 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:** 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.

- Renovation of the existing kitchen, cafeteria, and adjacent corridor are underway.
- Kitchen equipment installation is ongoing.
- Gym stage work continues.
- Millwork and flooring in Area B is ongoing.

**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 complete the final phase 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: Cafeteria serving counter installation.



Above: Stage work continues.



Above: Mechanical unit being installed into mechanical room.



Above: Millwork and hood installation at FACS room.

### Budget/Contingency

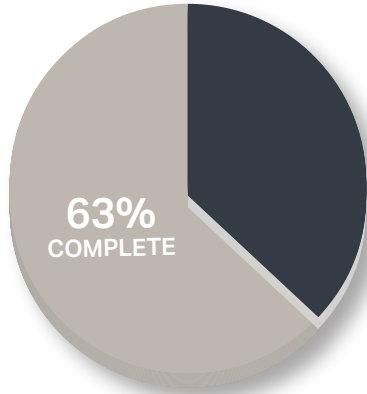
| Category  | Budget       | 5-25-22 Budget At Final Guaranteed Max Price | Change Orders | Total Expenses | Balance Available | Notes  |
|---|--------------|--|---------------|----------------|-------------------|--|
| <b>Total Hard Cost</b><br>(Including A Construction Contingency Of \$1,250,000) | \$26,995,000 | \$28,495,900                                 | \$96,899      | \$(18,435,334) | \$10,157,465      |  |
| <b>Total Soft Costs</b>   | \$3,485,000  | \$3,384,100                                  | \$(94,708)    | \$(1,747,198)  | \$1,542,194       | Includes A/E & prof fees, FF&E, Tech Equipment, Misc. consultants and permits.   |
| <b>Owner Contingency</b>  | \$1,500,000  | \$100,000                                    | \$(2,191)     | \$(10,141)     | \$87,668          | \$1.4M Reallocated To Hard Costs to meet FGMP - \$10,141.44 - Liberty Electric and \$2191.13 Budget Transfer to cover BP&S CO #1 |
| <b>Total Project Budget</b>   | \$31,980,000 | \$31,980,000                                 | \$0           | \$(20,192,673) | \$11,787,327      |  |

# Pelham Memorial School Construction Update (continued)

## Key Issues And Risks

- Availability of the electrical switch gear.

## Project Percentage Complete



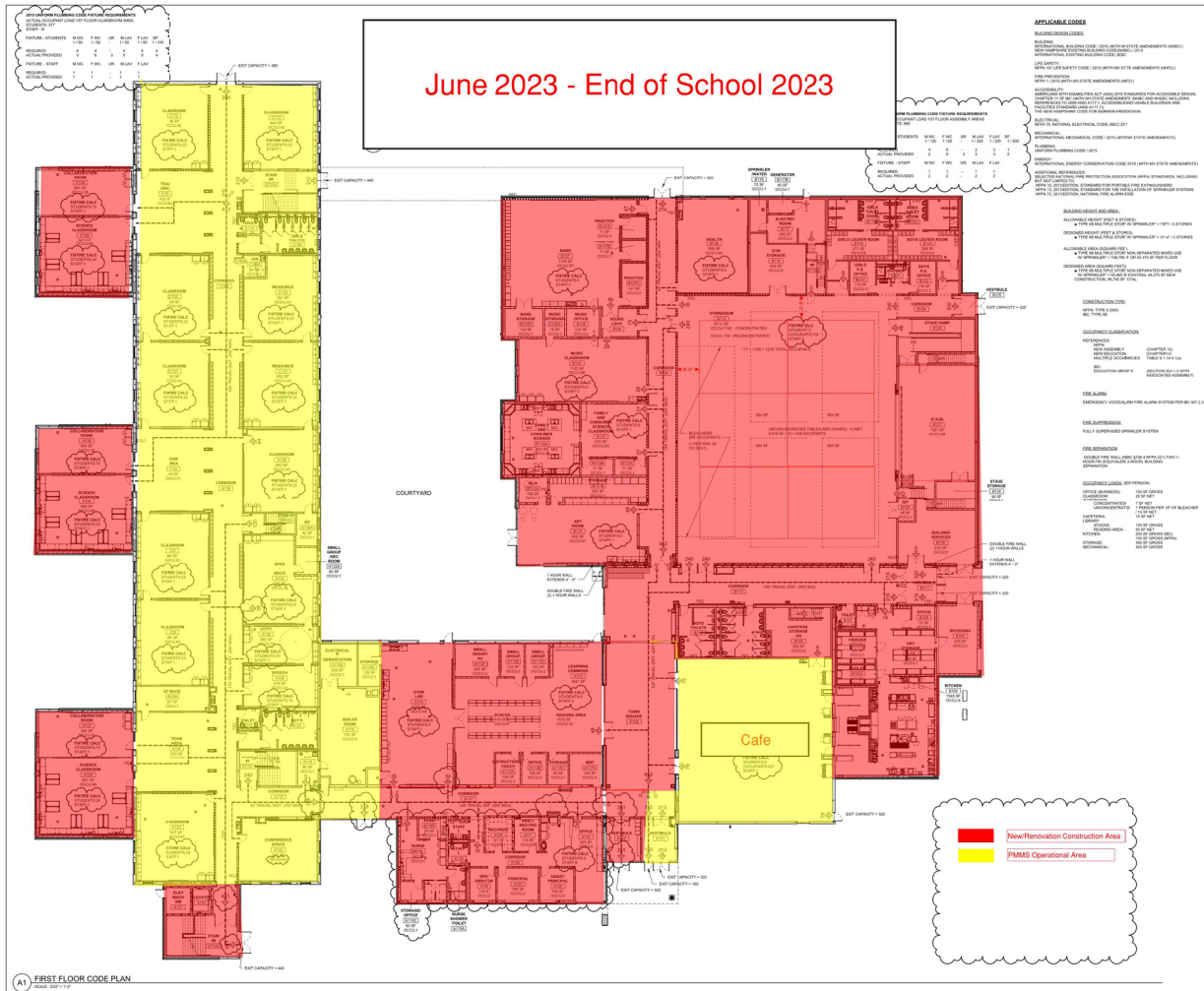
## Three Week Lookahead

- Continue with the installation of exterior wall panels.
- Continue with interior finishes and door installation.
- Fame and finish stage area storage
- Delivery and installation prep of the gym flooring materials
- Complete the demolition of the original café and kitchen area.
- Trench and install sub slab utilities in STEM lab.
- Start rough in of mechanical systems in the STEM lab and library areas.
- Installation of temporary electrical switchgear

## Electrical Switchgear Update

- After nearly a year of delays with the shipment of the school's new electric switchgear, the project was at risk of a major delay with this summer's renovation phase of the original classroom wing, affecting both the workforce and momentum of the project.
- Thankfully with the support of the District, the project team will be implementing a solution with the procurement and installation of temporary code compliant gear to ensure the new project could continue this summer, allowing the classroom swing space to be operational for the new school year.

## Phase 6 Plan



CONSTRUCTION DOCUMENTS  
OCTOBER 14, 2021



FIRST FLOOR INDEX AND  
CODE PLAN

A01-1