

PELHAM MEMORIAL SCHOOL CONSTRUCTION UPDATE

MARCH 30, 2022

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	May 2023
6	June 2023	August 2023
7	September 2023	December 2023

PHASE 1 (COMPLETE): MOBILIZE, SITE ENABLING, RELOCATION OF MODULARS

PHASE 2: SITE WORK (PARTIAL BUS LOOP DEVELOPMENT, UNDERGROUND UTILITIES, SEPTIC FIELDS)

PHASE 3: SITE WORK, ADDITION FOUNDATIONS & STRUCTURES, SITE UTILITIES

- Steel erection is ongoing in Area B.
- Slab edge insulation is being laid in place.
- Sub-surface chamber system installation is underway.

PHASE 4: ADDITIONS, COMMENCEMENT OF PHASED INTERIOR RENOVATIONS

PHASE 5: INTERIOR RENOVATIONS & EXTERIOR IMPROVEMENTS

PHASE 6: PHASED INTERIOR RENO OF EXISTING 1 STORY SPACE & RENO OF GYM

PHASE 7: DELIVERY OF NEW GYM, FINAL PHASE OF EXISTING CLASSROOM WING

KEY ISSUES AND RISKS

- Pricing challenges due to escalation
- Product availability and supply chain issues
- Labor shortages

BUDGET/CONTINGENCY

CATEGORY	BUDGET	YTD EXPENDED	BALANCE AVAILABLE
TOTAL HARD COST (including a construction contingency of \$1,250,000)	\$26,995,000.00	\$(2,048,301.89)	\$24,946,698.11
TOTAL SOFT COSTS	\$3,485,000.00	\$(1,236,139.59)	\$2,248,860.41
OWNER CONTINGENCY	\$1,500,000.00	\$-	\$1,500,000.00
TOTAL PROJECT BUDGET	\$31,980,000.00	\$(3,284,441.48)	\$28,695,558.52



Above: Steel erection at Area B (Gym and Kitchen area).



Above: Removal of old pump system under previous gym storage space.



Above: Excavation for subsurface water chamber system.



Above: Remainder of perimeter foundations at Area B.

PROJECT PERCENTAGE COMPLETE



PELHAM MEMORIAL SCHOOL CONSTRUCTION UPDATE (CONTINUED)

THREE WEEK LOOKAHEAD

- Continue with structural steel
- Miscellaneous Sitework and the Installation of sub-surface drainage galleries
- Complete the under-slab plumbing
- Place concrete slabs
- Masonry work to commence
- Project team to further develop budget management options

BP&S AWARDED SUBCONTRACTORS

- Premier flatwork concrete
- King Painting
- Pentucket Glass & Aluminum
- Triform Flooring
- Exactitude Door and Hardware supplier

PARTIAL LIST OF PREVIOUSLY ACCEPTED BUDGET MANAGEMENT OPTIONS

- Simplify the roof edge detail
- Relocate unused lockers from the high school
- Use standard window openings in lieu of curtain wall
- Replace metal panel with Hardi cementitious panels
- Bring interior architectural woodwork scope in line with initial budget
- Change windowsills material to align with initial budget
- Utilize large format masonry in lieu of patterned brick detailing
- Substitute Tectum sound panels with K-13 acoustic spray
- Reduce low voltage scope of work
- Changes to the gym and café audio system
- Revisit window treatments

PHASE III PLAN

