



Pelham Community Centre Oversight Committee

Report to Council

June 19, 2017



Pelham Community Centre Oversight Committee

Mandate:

The Pelham Community Centre Oversight Committee of the Town of Pelham was established to provide reliable and transparent oversight on the following key issues associated with the Pelham Community Centre (PCC) construction project:

- The project cost and schedule is well managed.
- The PCC is meeting the cost schedule objectives.
- The cost and schedule risks are being reasonable anticipated and managed.

Community Members:

Chairman - **Bill Gibson** / Community Member - **Bill Sheldon**

Council Representative - **Gary Accursi**

Town Representatives - **Darren Ottaway**

Town Resources - **Teresa Quinlin , Nancy Bozzato**



Tendered to Date

TENDER PACKAGE ONE: Pre-grading Site Work, Building Excavating, Site Servicing, Foundation, Structural Steel, Elevator and Stairwell Shafts, Sprinkler System, Roof Deck, Hollow Core Slabs, etc.
(Structural Steel to be completed by mid June)

TENDER PACKAGE TWO: Concrete Floors, Reinforced Steel (for Masonry and Slabs), Interior/Exterior Masonry, , Misc. Metals, Spray Insulation, Roofing, Insulated Metal Siding, Zinc Paneling, Metal Doors and Frames, Finish Hardware, Glazing, Drywall/Acoustics, Dash Boards, Seating, etc.

(Structure to be enclosed by Mid December)

TENDER PACKAGE ONE: plus TENDER PACKAGE TWO: = 77.0% of the total project
(All Sub-trades to T.P.2 have agreed to the current schedule)



Value Engineering

The "value engineering process", led by **Ball Construction**, and "risk managed" by the **Pelham Community Centre Oversight Committee** has resulted in a project that, as of this date, has in excess of 75% of all sub contracts awarded (including work completed) which results in the project being

"ahead of schedule and under budget" INCLUDING the 9000 sq. ft. of additional space.



Milestones

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Structural Steel:	Phase 1- 5 to be completed mid June.
Core Slab:	Completed April 28 (was May 5).
Steel Deck:	Phase 1-4 completed. Phase 5 to start July 4 (was July 24).
Masonry:	Started May 29 (was April 12).
Structural Studs:	Started May 24 (was June 7) – Gym completed.
Sprinkler:	Started June 5 (was October 2).
Bleacher Pre-cast:	July 14 (was August 14).
Commence Roofing:	July 10 (was September 4).
Pour Gym SOG:	June 21 (was June 15).
Tender Package 3:	Commence late June completion end of July.
Building Enclosed:	Mid December (on schedule).

Projected: June 1, 2018 – Substantial Completion



Financial Report

Debenture Update

Debenture # 1 issued Dec, 2016	\$9,066,151
Expenditures to May 31, 2017	<u>(7,227,856)</u>
Debenture # 1 balance	<u>\$1,838,295</u>

Next debenture will be issued in mid-July

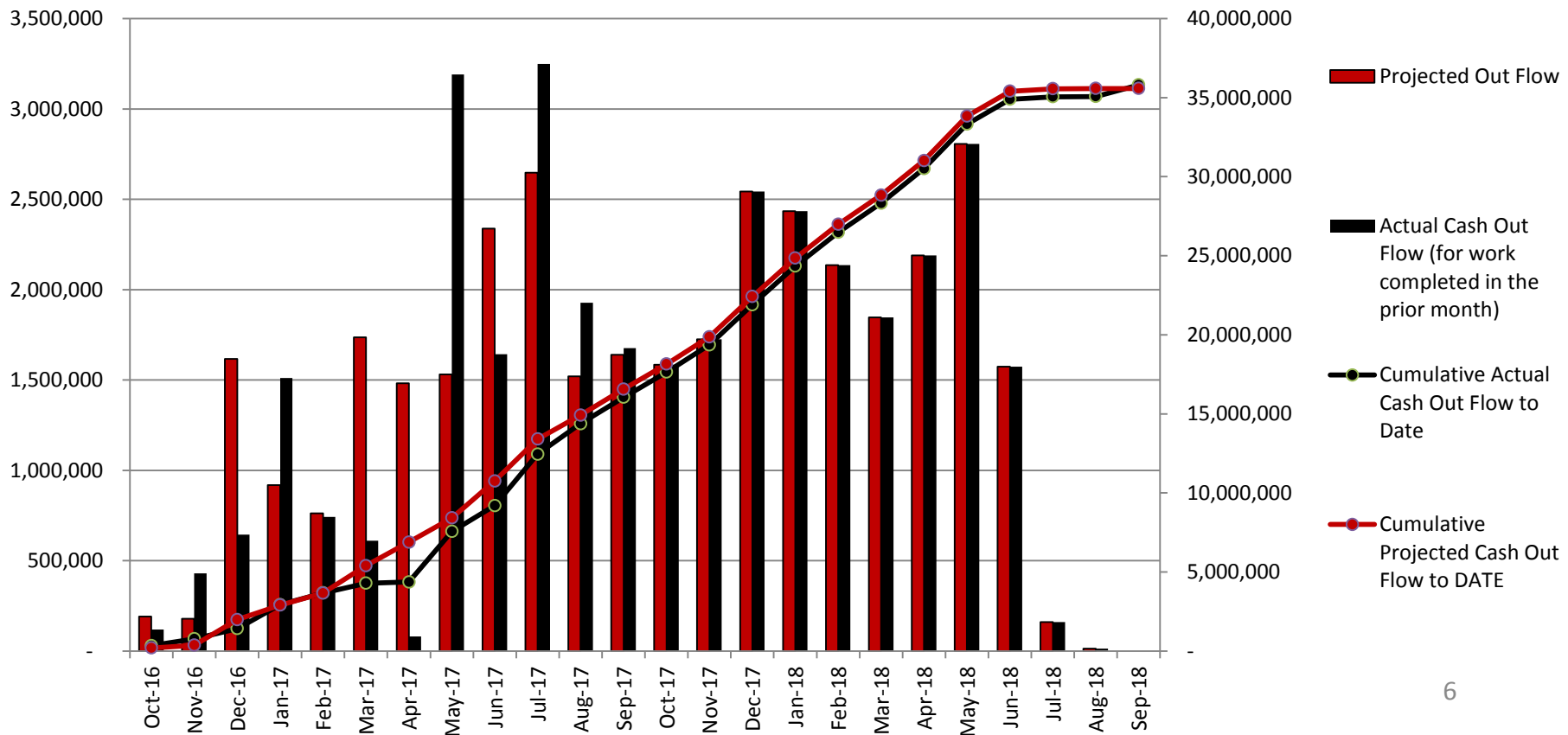
Reserve is \$951,776

Interest on debenture is \$23,194



Financial Report

Construction Actual Costs Compared to Budget



Questions

