



Pelham Community Centre Oversight Committee

Report to Council

November 6, 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 - **Daren 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.

TENDER PACKAGE THREE: Rink A/B Slabs and cooling infrastructure, Miscellaneous Metal, Mill Work, Finishes (painting, floor, ceiling, acoustics , etc)

TENDER PACKAGE ONE: plus TENDER PACKAGE TWO: plus TENDER PACKAGE THREE = 95% of the total project

(All awarded Sub-trades to T.P.2 and T.P. 3 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 95 % of all sub contracts awarded which results in the project being

"on schedule and within budget" INCLUDING the 9000 sq. ft. of additional space.

Milestones



Milestones:

Core Slab:	Completed.
Steel Deck:	Completed.
Exterior Masonry:	Scheduled to be completed by December.
Structural Studs:	Completed.
Rink Pads:	Pad B –to be poured in early November / Pad A - early to mid January.
Bleacher Pre-cast:	Completed.
Roofing:	Membrane completed flashing to be completed at completion of exterior brick work.
Pour Gym SOG:	Completed.
Tender Package 3:	85% awarded – balance to be awarded by mid November.
Building Enclosed:	Glazing underway - mid December enclosure.
Parking Lot:	Underway - first layer of asphalt fall of 2017 – final spring 2018.

Projected: June 1, 2018 – Substantial Completion



Financial Report

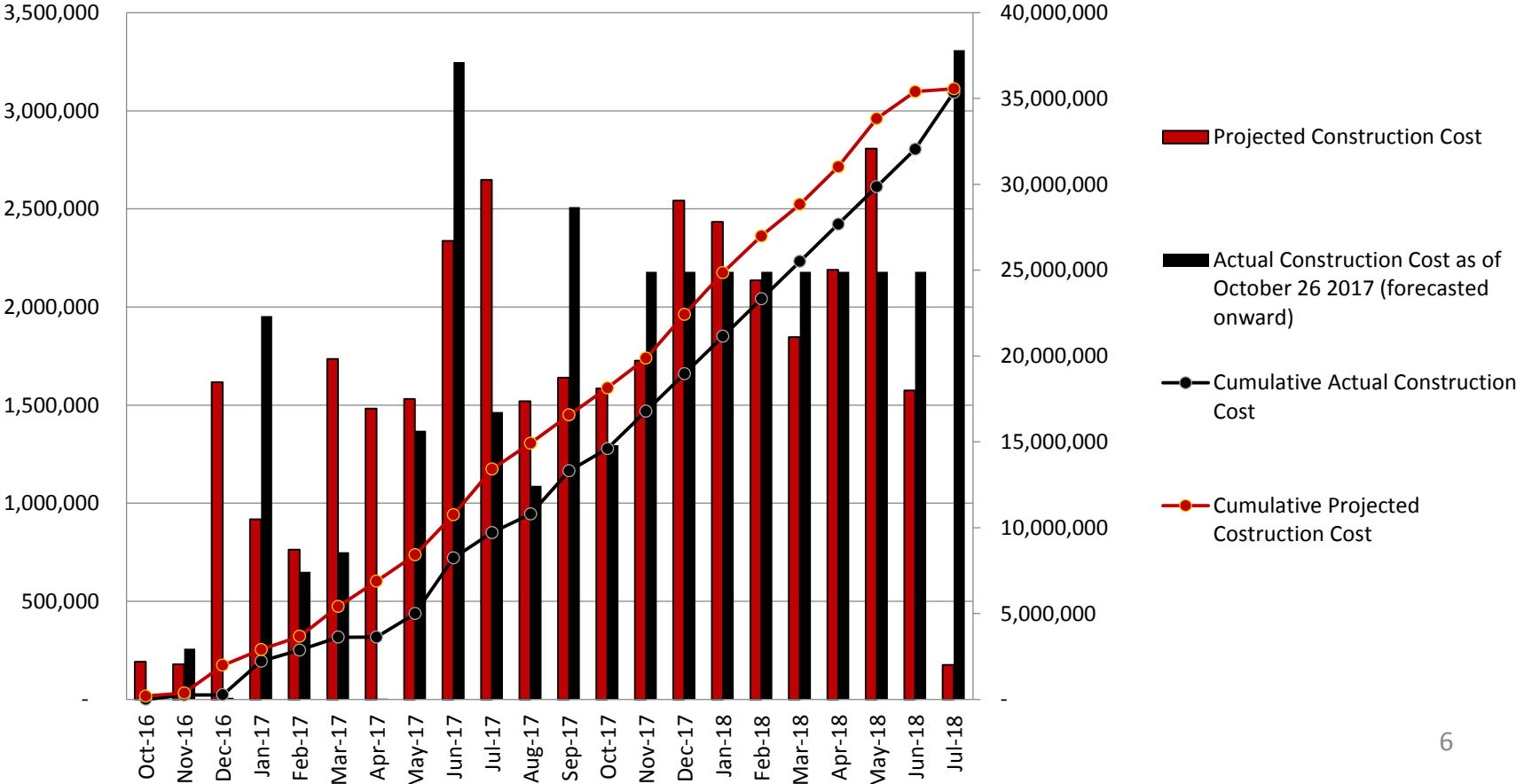
Debenture Update

Debenture # 1 issued Dec, 2016	\$ 9,066,151
Debenture # 2 issued July 2017	\$12,138,577
	\$21,204,728
Expenditures to September 30	\$14,772,728
Debenture # 2 balance	\$ 6,431,946
Interest on debenture	\$ 34,324
PCC Reserve	\$ 951,756

Financial Report



Construction Actual Costs Compared to Budget



Questions

