

Monthly Project Status Report

Submitted to: Infrastructure Ontario

For Month Ending: 12/31/2017
Loan Client Name: The Corporation of the Town of Pelham
Project Name: Pelham Community Center
Loan Number: 1076

Prepared by: Robert Nippell
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Approved by: Teresa Quinlin
Construction Start: October 7th 2016
Construction Finish: June 1st 2018
Prime Consultant: Michaela Weiner, Petroff Partnership Architects
Contractor: Ball Construction

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EXECUTIVE SUMMARY

1.1 Provide a Description of the Project

The Pelham Multi-Purpose Community Centre will serve as the place for residents of all ages to gather and enjoy a wide-variety of recreational, social, health and community activities for many, many years.

The elegant yet very efficient design includes:

- adaptable and multi-purpose community rooms
- double gymnasium (dividable into four sections)
- double arena (main arena with 1000 seats; second with approximately 100 seats)
- indoor walking/running track
- concession area
- change rooms and washrooms
- atrium / lobby area

1.2 Has the Project Budget Changed?

Yes No

	Amount	Percentage (+/-)
Original Budget	36,204,777	
Revised Budget	36,204,777	0%
Cost-to-Date	23,618,334	65%
Forecast to Complete	12,586,443	
Estimated Cost at Completion	36,204,777	0%
Variance to Original Budget	-	0%
Contingency Remaining	719,126	144%

1.3 Has the Substantial Completion Date Changed?

Yes No

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1.4 What Percentage of the Project is complete?

- 65%

1.5 Were any Milestones reached?

Yes No

See in section 4.1

1.6 Are there any Risks with the potential to negatively impact Budget, Schedule or Quality?

Yes No

See in section 6.1

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2 ACTIVITIES

2.1 Project Design

- No updates

2.2 Procurement

- **TP#3** – Awards made for Tender Package 3 finishing trades: flooring, painting, millwork, manufactured specialties, fixed arena seating, Kitchen equipment supply, hookup and installation and scoreboards.
- Tenders for Landscaping, Irrigation, mechanical roof screens, caulking and fire stopping deferred to late Jan 2018. Landscaping required May 2018.
- Recommendations for award awaiting Town approval for Security and Communication Systems, Caulking and Fire stopping.

2.3 Construction

- Complete Stair F miscellaneous metal – Jan 12.
- Start shower ceramics – Jan 17.
- Complete Team Change masonry walls – Jan 12.
- Complete bleacher guards – Jan 31.

2.4 Planned Activities for Next Period

- Still projecting June 1, 2018 substantial.



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3 PROJECT BUDGET AND FINANCING

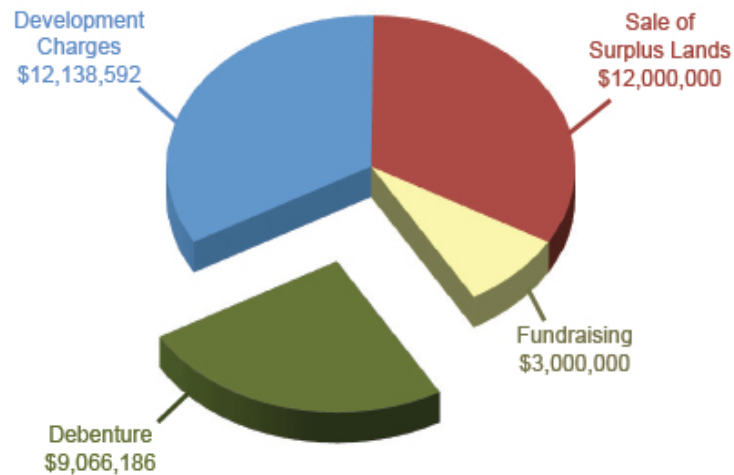
3.1 Project Budget

- The project budget changes reflect the difference in projected price of tenders and the actual price of tenders.

See section 6.1

3.2 Source of Funding

- Funds received from Infrastructure Ontario.
- Sale of Surplus Lands.
- Fundraising Campaign.



3.3 Loan Program Project Budget/Cost Status Summary

See chart in Appendix 7.1

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4 SCHEDULE

- Project is ahead of schedule.

4.1 Project Milestones

- **March 6** - Commencement of structural steel was met.
- **April 28** - Core slab Completed over change rooms (was May 5).
- **June 21** - Pour Gym SOG – (was June 15).
- **July 4** - Slab on steel deck: Completed – (was June 22).
- **July 7** - Structural Steel: Phase 1 to 5 completed. (Completion was August 11).
- **Aug 10** - Running track & Bleacher precast: Completed (was August 22).
- **July 14** - Steel Deck: Phase 1 to 5 completed (was Aug 4).
- **July 18** - Exterior Back up Masonry: Rink A & B complete (was Sept 29).
- **Aug 1** - Slab on grade: All complete - was Sept 26 (not including 2 refrigerated rink slabs).
- **Aug 15** - Pour 2nd floor toping between rinks (was Sept 19).
- **Aug 17** - Set refrigeration skid plant (was July 7).
- **Aug 18** - Structural Stud & Sheathing: Completed at Gym, Rink B, Rink A – (was Oct 13).
- **Sept 7** - Started upper IMP wall panels (was Sept 4).
- **Sept 21** - Pour topping at 2nd floor running track –Complete roofing membrane.
- **Sept 27** - Start Aluminum window framing.
- **Oct 3** - Commence parking lot construction.
- **Oct 4** - Complete IMP and flashings.
- **Oct 18** - Small HVAC mechanical units set on roof.
- **Nov 16** - Rink A and B Temporary heaters hooked up and ready.
- **Nov 18** - Completed parking lot construction (curbs, sidewalks, base asphalt, Molok garbage units).
- **Nov 23** - Rink B refrigerated slab poured.
- **Nov 23** - Permanent Power to main transformer energized.
- **Nov 30** - Commence elevator #2 installation.
- **Nov 30** - Completed exterior brick. November 30, 2017.
- **Dec 14** – Poured Rink ‘A’ refrigerated slab.
- **Dec 20** – Completed installation of exterior Atrium glass.
- **Dec 22** – Completed all exterior rolling shutter doors.

4.2 Project Schedule

See chart in Appendix 7.2





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5 COMMUNICATIONS

5.1 Project Communications



PELHAM COMMUNITY CENTRE UPDATES

July 2017

Milestones and Timeline

Projected: June 1, 2018 – Substantial Completion

On Schedule.
Under Budget.

The Pelham community centre will feature:

- Adaptable and multi-purpose community rooms
- Double gymnasium
- Indoor walking/running track
- Double arena
- Concession area
- Change rooms and washrooms
- Community gathering spaces
- Fully accessible
- Integrated with public square


- ✓ *Structural Steel: Phase 1-5 to be completed mid-June*
- ✓ *Core Slab: Completed April 28, 2017*
- ✓ *Steel Deck: Phase 1-4 complete Phase 5: start July 24, 2017*
- ✓ *Masonry: Began May 29, 2017*
- ✓ *Structural Studs: Began May 24, 2017 - Gym completed*
- ✓ *Sprinkler: Started June 5, 2017*
- ✓ *Bleacher Pre-Cast: July 14, 2017 (was August 14)*
- ✓ *Commence Roofing: July 10, 2017 (was September 4)*
- ✓ *Pour Gym SOG: June 21*
- ✓ *Tender Package 3: Late June, completion end of July*
- ✓ *Building Enclosed: Mid December (on schedule)*

November 2016

February 2017

May 2017

July 2017



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You'll know it like the back of your hand...



Support Your New Pelham Community Centre



Doug and Susan Burr (along with their daughters Stephanie McWilliams and Julianne Swiergiul) were celebrated for a generous donation to the capital fundraising campaign along with ten other donors on May 11, 2017.

The \$3 million fundraising campaign kicked off in December 2016 with an incredible \$400,000 pledged from the community. In May of this year it was followed by celebrating reaching the \$1 million milestone. A heartfelt thank you is extended to all the individuals and organizations that have stepped forward to pledge their support.

All residents, organizations and businesses are encouraged to get involved and support this transformational project. Several naming opportunities are available through the capital campaign.

The community campaign will officially launch later this year. A name your seat campaign will conclude the fundraising efforts, to allow everyone to be part of this amazing project.

To learn more or to be involved in this once-in-a-lifetime project, please contact:

Martin van Zon, Fundraising Consultant
 mvanzon@interkom.ca or 905-332-8315

www.ourpcc.ca

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6 RISK MANAGEMENT

6.1 Potential Issues/Areas of Concern/Opportunities

- **Risk #1 - Building Enclosure** - Abated. Building is now enclosed and brickwork is complete. Atrium window glazing is 50% installed with balance on site. Ball has tarped and hoarded in minor areas of unfinished glazing to enclose the building. Temporary heat is on in Rink A and B. A 3rd temporary heater for the Atrium and Gym will be started this week.
- **Risk #2 - Cost Control** - Structural supports for basketball nets has been designed and quoted at \$53,465. This leaves \$ 78K remaining for support steel for gym curtains, operable walls and scoreboards.
- **Risk #3 - Cost Control** - Award of TP #3 items above resulted in a net projected coordination contingency of \$649K after approved changes to date.
- **Risk #4 - Manpower** - The mason has boosted his crew. Completion of Ground floor interior block at Hockey Team Change rooms is anticipated by Jan 12 and Junior 'B' area will need to be extended another 4 weeks to mid-February 2018.
- **Risk #5 - Material Deliveries** - Hollow metal door frames are now on site. Door Hardware delivery anticipated in early February. This is no longer a concern. Porcelain tile was ordered in late Dec and requires an 8 to 10 week delivery from Italy. Exact date to be confirmed will cause a tight window to install as all public areas and washrooms are tiled with this material. Rink Seating – requires design and fabrication of a modified bracket and armrest to accommodate drink holders – will push back installation date.

6.2 Outstanding Items/Decisions Pending

- A Sound System design build proposal with incremental pricing options was received and found to be grossly over budget. Ball solicited another proponent to submit a proposal by Jan 12, 2018. This is urgent as conduit rough-in ideally should be complete now with finishing underway.
- FF&E. Town has retained Petroff to coordinate and tender items identified by the Town. Electric roller shades part of FF&E. Rough-in requirements to be provided for coordination of wiring and recesses in ceiling construction.

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6.3 Quality Assurance/Quality Control Compliance

- Some roofing deficiencies still to be addressed as weather permits. Aesthetic remedial work to outside face of exposed concrete stair walls is being addressed by Ball forces and is much improved. This is to be reviewed by Architect Jan 16. Some grinding of Rink 'B' concrete surface will be required by the floor finisher.

6.4 Environmental/Health & Safety

- No issues to report. Ongoing vigilance on site clean-up, maintaining safety barricades, proper tie-offs, personal safety equipment, and safety orientation with new workers. Ball insists on providing a signal person to guide equipment while backing up and no gasoline to be stored inside the building.

Details	Current Period	Total-to-Date
Lost Time Injuries	-	-
Accidents with No Lost time	-	-

6.5 Lien Status

- None
-

7 Appendix

7.1 Budget / Cost Status Summary

Loan Program Project Budget / Cost Status Summary										
	Original Budget	Revised Budget	Variance to Original Budget	Forecasted Cost to Complete	Cash Allowances	Total Change Orders	Gross Costs to Date	Cost Committed to Date	Contingency Remaining	Percentage Completed
Pelham Community Center	36,204,777	36,204,777	-	12,586,443	687,080	-	23,618,334	35,578,594	719,126	65%
TOTAL	36,204,777	36,204,777	-	12,586,443	687,080	-	23,618,334	35,578,594	719,126	65%

(Chart for 3.3 Loan Program Project Budget/Cost Status Summary)

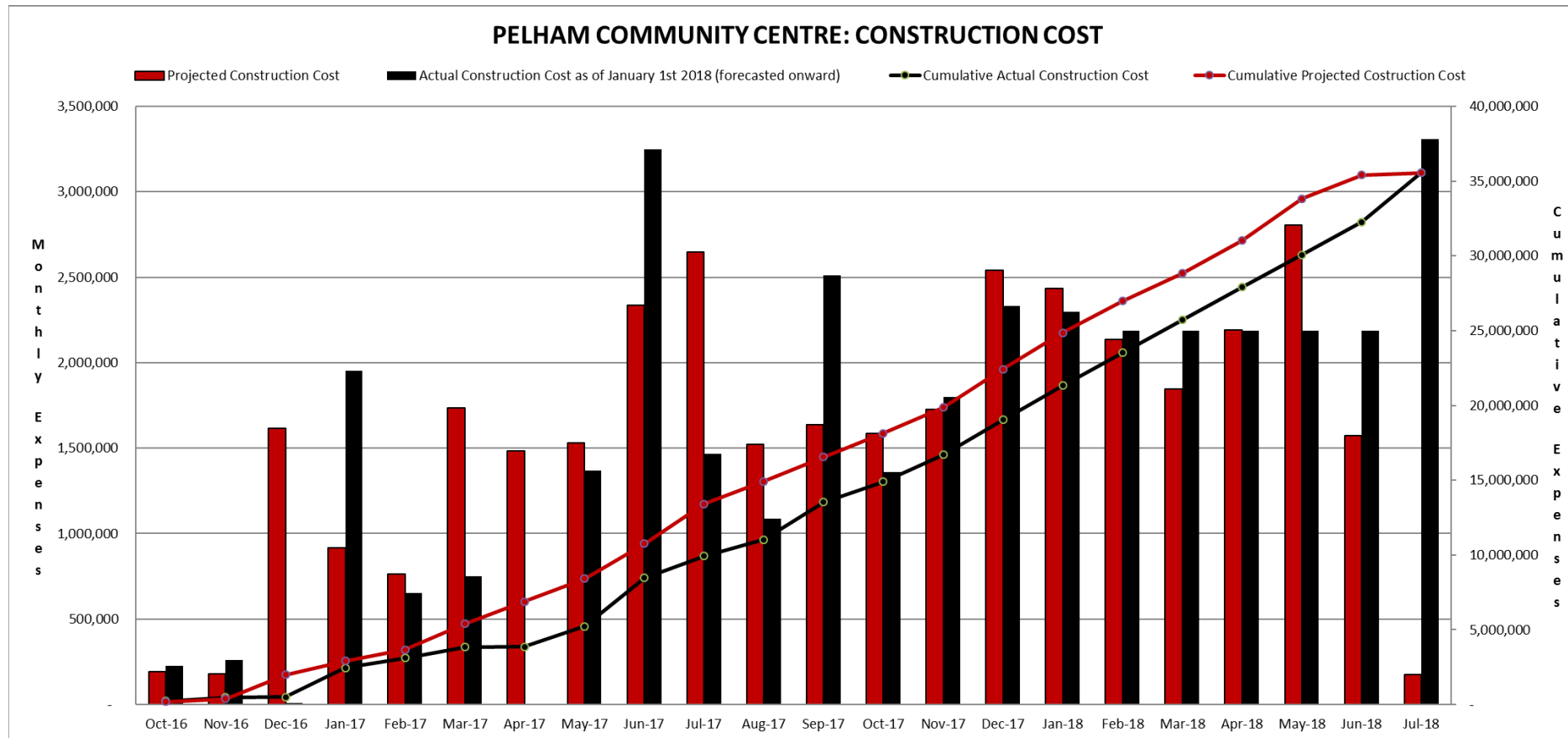
7.2 Construction Schedule – as of December 31, 2017

(Attached as a separate PDF)

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7.3 Updated Construction Cost Outflow



*Note: major variance in Jul-18 is a result of 10% holdback expected to be released at substantial completion of community centre.

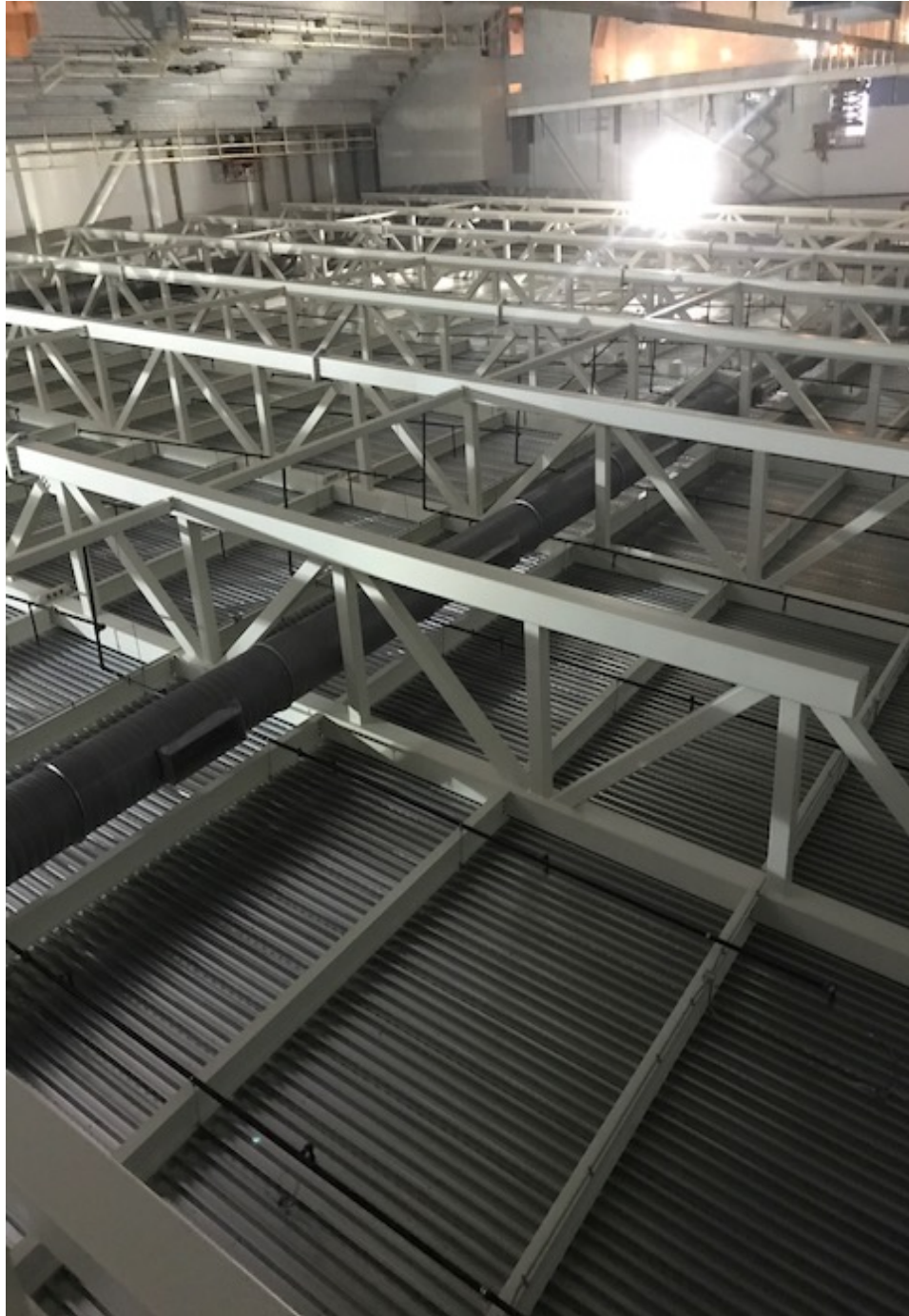
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7.4 Updated Cash Flow

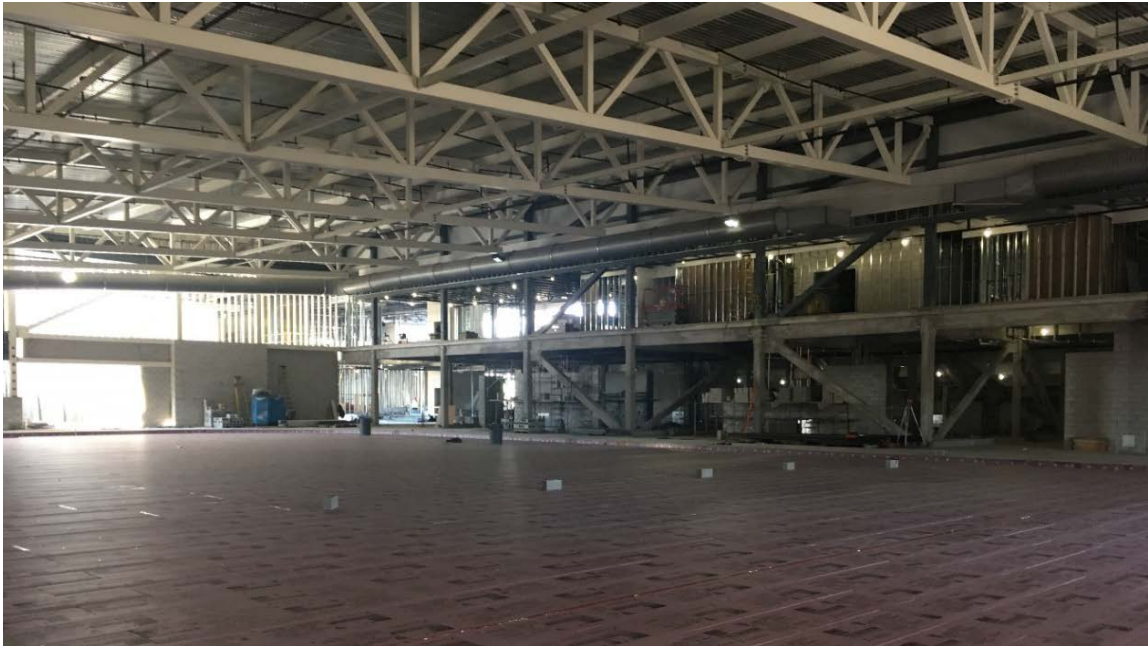
(Attached as a separate PDF)

7.5 Project Photographs



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7.6 Project Budget

(Provided by Ball Construction – and only pertains to their budget)

	Original Contract	Original Estimate	Additions to Original Estimate	Deletions to Original Estimate	Revised Budget	Partial % Completed	Completed at Date PC #015- December 31th, 2017.	Total Completed to this Invoice	Total % Completed
01-1-050	BONDS PERMITS - INSURA	\$ 145,573.00	\$ -	\$ -	\$ 145,573.00	0.0%	\$ -	\$ 76,952.16	52.9%
01-1-070	BUILDING PERMIT FEE	\$ 210,600.00	\$ 15,817.82	\$ -	\$ 226,417.82	0.0%	\$ -	\$ 226,417.82	100.0%
01-1-100	PROFESSIONAL FEES	\$ 80,000.00	\$ 30,000.00	\$ -	\$ 110,000.00	1.6%	\$ 1,775.00	\$ 45,447.43	41.3%
01-1-115	ARCH/STRUC/CIVIL DESIG	\$ 780,000.00	\$ -	\$ -	\$ 780,000.00	0.0%	\$ -	\$ -	0.0%
01-2-100	BCI GENERAL CONDITIONS	\$ 1,401,263.00	\$ -	\$ -	\$ 1,401,263.00	4.9%	\$ 69,296.03	\$ 404,687.91	28.9%
02-1-200	EARTHWORK -Site Prep - Beam for Town	\$ 1,014,130.00	\$ -	\$ -	\$ 1,014,130.00	0.1%	\$ 696.09	\$ 651,284.31	64.2%
02-1-500	ASPHALT, GRAN BASE & CURB- Rankin	\$ 556,382.00	\$ -	\$ 50,000.00	\$ 506,382.00	0.0%	\$ -	\$ 265,273.00	52.4%
02-1-530	SIDEWALKS	\$ 96,507.00	\$ 43,000.00	\$ -	\$ 139,507.00	0.0%	\$ -	\$ 118,541.00	85.0%
02-1-700	SITE SERVICES -Beam for Town	\$ 350,000.00	\$ -	\$ 90,000.00	\$ 260,000.00	0.0%	\$ -	\$ -	0.0%
02-1-900	LANDSCAPING	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
03-1-050	FORMING - Reimar	\$ 1,360,000.00	\$ 2,737.34	\$ 345,112.00	\$ 1,017,625.34	0.3%	\$ 2,737.24	\$ 900,852.78	88.5%
03-1-051	MISC FORMING	\$ 175,000.00	\$ 345,112.00	\$ -	\$ 520,112.00	5.4%	\$ 28,290.77	\$ 278,611.48	53.6%
03-1-150	CONCRETE FLOOR FINISHING	\$ -	\$ 350,500.00	\$ -	\$ 350,500.00	15.3%	\$ 53,595.00	\$ 286,545.00	81.8%
03-1-200	CONCRETE REINF - Fdtns -Reimar	\$ 450,000.00	\$ 34,908.80	\$ -	\$ 484,908.80	0.0%	\$ -	\$ 474,240.50	97.8%
03-1-300	CONCRETE SUPPLY -Reimar	\$ 750,000.00	\$ -	\$ -	\$ 750,000.00	10.7%	\$ 80,619.55	\$ 549,176.26	73.2%
03-1-350	CONCRETE FLOOR FINISHING	\$ 265,200.00	\$ -	\$ 265,200.00	\$ -	0.0%	\$ -	\$ -	0.0%
03-1-400	PRECAST CONCRETE	\$ 625,000.00	\$ 32,200.00	\$ -	\$ 657,200.00	0.0%	\$ -	\$ 637,199.00	97.0%
04-1-100	MASONRY GEN. PROV	\$ 2,498,276.00	\$ 15,000.00	\$ 239,658.00	\$ 2,273,618.00	8.6%	\$ 196,525.62	\$ 1,834,471.26	80.7%
05-1-120	STRUCTURAL STEEL	\$ 4,000,000.00	\$ -	\$ 70,652.64	\$ 3,929,347.36	0.0%	\$ -	\$ 3,929,347.36	100.0%
05-1-300	METAL DECKING	\$ 272,800.00	\$ 154,100.00	\$ -	\$ 426,900.00	0.0%	\$ -	\$ 426,900.00	100.0%
05-1-500	MISC. METALS	\$ 578,720.00	\$ 182,280.00	\$ 78,720.00	\$ 682,280.00	11.0%	\$ 75,064.17	\$ 311,013.65	45.6%
06-1-100	BCI ROUGH CARPENTRY	\$ 155,000.00	\$ -	\$ 10,000.00	\$ 145,000.00	12.1%	\$ 17,572.41	\$ 106,096.36	73.2%
06-1-220	MILLWORK SUPPLY	\$ 400,000.00	\$ 20,000.00	\$ 75,000.00	\$ 345,000.00	0.0%	\$ -	\$ -	0.0%
06-1-830	MILLWORK INSTALLATION	\$ 80,000.00	\$ 75,000.00	\$ 80,000.00	\$ 75,000.00	0.0%	\$ -	\$ -	0.0%
07-1-100	WATERPROOFING	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	0.0%	\$ -	\$ 22,123.40	88.5%
07-1-230	BCI PERIMETER -U/S RIG	\$ 275,000.00	\$ -	\$ -	\$ 275,000.00	6.8%	\$ 18,658.46	\$ 187,581.49	68.2%
07-1-245	SPRAYED ON INSULATION	\$ 211,295.00	\$ 5,000.00	\$ 128,465.00	\$ 87,830.00	0.0%	\$ -	\$ 70,830.00	80.6%
07-1-250	FIREPROOFING	\$ 120,000.00	\$ -	\$ 20,000.00	\$ 100,000.00	0.0%	\$ -	\$ 77,925.00	77.9%
07-1-270	FIRESTOPPING & SMOKE S	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	0.0%	\$ -	\$ -	0.0%
07-1-405	INSULATED METAL SIDING	\$ 151,305.00	\$ 48,695.00	\$ -	\$ 200,000.00	0.0%	\$ -	\$ 189,250.00	94.6%
07-1-436	METALIC PANELS	\$ 429,280.00	\$ 70,000.00	\$ -	\$ 499,280.00	15.0%	\$ 75,000.00	\$ 402,965.21	80.7%
07-1-500	ROOFING & SHEETMETAL	\$ 830,000.00	\$ 29,840.00	\$ -	\$ 859,840.00	0.0%	\$ -	\$ 764,895.00	89.0%
07-1-900	SEALANTS & CAULKING	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00	0.0%	\$ -	\$ -	0.0%
08-1-100	METAL DOORS & FRAMES	\$ 100,000.00	\$ -	\$ 25,000.00	\$ 75,000.00	20.5%	\$ 15,381.23	\$ 66,578.99	88.8%
08-1-110	DOOR INSTALLATION	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	3.7%	\$ 4,639.75	\$ 15,807.75	12.6%
08-1-360	OVERHEAD DOORS	\$ 35,000.00	\$ 65,000.00	\$ 10,000.00	\$ 90,000.00	84.2%	\$ 75,765.00	\$ 75,765.00	84.2%
08-1-700	FINISH HARDWARE	\$ 200,000.00	\$ -	\$ 30,000.00	\$ 170,000.00	0.0%	\$ -	\$ -	0.0%
08-1-800	GLAZING	\$ 1,147,728.00	\$ 25,000.00	\$ 180,410.00	\$ 992,318.00	25.6%	\$ 253,652.20	\$ 821,799.40	82.8%
09-1-250	DRYWALL & ACOUSTICS	\$ 866,020.00	\$ 664,330.00	\$ -	\$ 1,530,350.00	6.2%	\$ 94,892.50	\$ 949,401.05	62.0%
09-1-550	WOOD FLOORING	\$ -	\$ 165,000.00	\$ -	\$ 165,000.00	0.0%	\$ -	\$ -	0.0%
09-1-600	FLOOR TREATMENT	\$ 1,685,759.00	\$ 9,227.00	\$ 949,617.00	\$ 745,369.00	0.0%	\$ -	\$ -	0.0%
09-1-662	RUBBER FLOORING	\$ -	\$ 390,000.00	\$ -	\$ 390,000.00	0.0%	\$ -	\$ -	0.0%
09-1-900	PAINTING	\$ -	\$ 420,000.00	\$ 45,500.00	\$ 374,500.00	0.0%	\$ -	\$ -	0.0%
10-1-010	SPECIALTIES GEN. PROV.	\$ 400,000.00	\$ 150,662.00	\$ 378,362.00	\$ 172,300.00	0.0%	\$ -	\$ -	0.0%
10-1-200	LOUVERS	\$ -	\$ 80,720.00	\$ -	\$ 80,720.00	0.0%	\$ -	\$ -	0.0%
10-1-650	OPERABLE PARTITIONS	\$ -	\$ 134,000.00	\$ -	\$ 134,000.00	0.0%	\$ -	\$ -	0.0%
11-1-015	ROOF ANCHORS	\$ -	\$ 61,685.00	\$ -	\$ 61,685.00	0.0%	\$ 6.00	\$ 61,685.00	100.0%
11-1-480	ATHLETIC EQUIPMENT	\$ 174,942.00	\$ -	\$ 87,942.00	\$ 87,000.00	0.0%	\$ -	\$ -	0.0%
11-1-484	ARENA DASHER BOARDS	\$ 450,000.00	\$ 1,500.00	\$ 87,800.00	\$ 363,700.00	0.0%	\$ -	\$ -	0.0%
12-1-700	SEATING & CHAIRS	\$ 190,000.00	\$ 15,000.00	\$ 58,613.00	\$ 146,387.00	0.0%	\$ -	\$ -	0.0%
14-1-200	ELEVATORS	\$ 170,000.00	\$ -	\$ 72,665.00	\$ 97,335.00	0.0%	\$ -	\$ 48,667.50	50.0%
15-1-100	MECHANICAL GEN. PROV.	\$ 3,500,000.00	\$ 478,630.00	\$ 75,000.00	\$ 3,903,630.00	28.8%	\$ 1,125,500.00	\$ 2,933,162.19	75.1%
15-1-300	FIRE PROTECTION & SPRI	\$ 290,000.00	\$ -	\$ 12,026.00	\$ 277,974.00	2.9%	\$ 8,103.00	\$ 242,577.00	87.3%
15-1-650	REFRIGERATION	\$ 1,400,000.00	\$ -	\$ 10,128.00	\$ 1,389,872.00	0.0%	\$ -	\$ 1,129,881.00	81.3%
15-1-650	DEHUMIDIFICATION	\$ 400,000.00	\$ -	\$ 400,000.00	\$ -	0.0%	\$ -	\$ -	0.0%

16-1-100	ELECTRICAL GEN. PROV.	\$ 2,900,000.00	\$ -	-\$ 1,050,000.00	\$ 1,850,000.00	7.2%	\$ 133,952.62	\$ -	\$ 1,145,497.42	61.9%
90-1-101	LANDSCAPE ALLOWANCE	\$ -	\$ 100,000.00	\$ -	\$ 100,000.00	0.0%	\$ -	\$ -	\$ 30,278.34	30.3%
90-1-104	SIGN ALLOWANCE	\$ 95,000.00	\$ -	-\$ 10,000.00	\$ 85,000.00	0.0%	\$ -	\$ -	\$ -	0.0%
90-1-106	TESTING ALLOWANCE	\$ 125,000.00	\$ 57,080.04	\$ -	\$ 182,080.04	0.0%	\$ -	\$ -	\$ 86,077.73	47.3%
90-1-124	SOUND SYSTEM ALLOWANCE	\$ 70,000.00	\$ 50,000.00	\$ -	\$ 120,000.00	0.0%	\$ -	\$ -	\$ -	0.0%
90-1-128	SECURITY SYSTEM ALLOWA	\$ 60,000.00	\$ 3,250.00	\$ -	\$ 63,250.00	0.0%	\$ -	\$ -	\$ -	0.0%
90-1-134	SCORECLOCK ALLOWANCE	\$ 80,000.00	\$ 5,000.00	\$ -	\$ 85,000.00	0.0%	\$ -	\$ -	\$ -	0.0%
90-1-140	OWNER EQUIPMENT ALLOWA	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00	0.0%	\$ -	\$ -	\$ -	0.0%
90-1-220	BELL/TV CABLE ALLOWANC	\$ 50,000.00	\$ 1,750.00	\$ -	\$ 51,750.00	0.0%	\$ -	\$ -	\$ -	0.0%
90-1-296	TENANT IMPROVEMENT ALL	\$ 150,000.00	\$ -	-\$ 150,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%
92-1-001	CONTINGENCY ALLOWANCE	\$ 500,000.00	\$ 242,313.28	-\$ 85,981.42	\$ 656,331.86	0.0%	\$ -	\$ -	\$ -	0.0%
95-1-001	MANAGEMENT FEE/MARKUP	\$ 1,012,814.00	\$ -	\$ -	\$ 1,012,814.00	5.0%	\$ 50,423.00	\$ -	\$ 832,952.00	82.2%
Sub-Total		\$ 35,578,594.00	\$ 4,574,338.28	-\$ 5,171,852.06	\$ 34,981,080.22	6.8%	\$ 2,382,133.64	\$ -	\$ 21,678,758.75	62.0%
					\$ 34,981,080.22	0.0%				62.0%

	Additions to Contract									
CCO-0-001	Add Cooling to Hockey Change Rooms.	\$ 100,650.00	\$ -	\$ -	\$ 100,650.00	100.0%	\$ 100,650.00	\$ -	\$ 100,650.00	100.0%
CCO-0-002	Framing for Roof Access	\$ 5,855.33	\$ -	\$ -	\$ 5,855.33	0.0%	\$ -	\$ -	\$ 5,855.33	100.0%
CCO-0-003	Mech Pit for Grease Interceptor	\$ 24,729.31	\$ -	\$ -	\$ 24,729.31	0.0%	\$ -	\$ -	\$ 24,729.31	100.0%
CCO-0-004	Raise Foundation Top	\$ 3,492.06	\$ -	\$ -	\$ 3,492.06	0.0%	\$ -	\$ -	\$ 3,492.06	100.0%
CCO-0-005	Revise Gym brick seats	\$ 11,992.71	\$ -	\$ -	\$ 11,992.71	0.0%	\$ -	\$ -	\$ 11,992.71	100.0%
CCO-0-006	Coordinate bracing	\$ 695.64	\$ -	\$ -	\$ 695.64	0.0%	\$ -	\$ -	\$ 695.64	100.0%
CCO-0-007	Mody Gym trusses	\$ 26,760.38	\$ -	\$ -	\$ 26,760.38	0.0%	\$ -	\$ -	\$ 26,760.38	100.0%
CCO-0-008	Add 13 bleacher saddles	\$ 29,496.53	\$ -	\$ -	\$ 29,496.53	0.0%	\$ -	\$ -	\$ 29,496.53	100.0%
CCO-0-009	Delete 2 north side rackers	\$ -	-\$ 6,209.00	-\$ 6,209.00	\$ -	0.0%	\$ -	-\$ 6,209.00	\$ -	100.0%
CCO-0-010	Delete 3 mandoor frames	\$ -	-\$ 4,857.00	-\$ 4,857.00	\$ -	0.0%	\$ -	-\$ 4,857.00	\$ -	100.0%
CCO-0-011	Stub beams for north precast	\$ 4,391.86	\$ -	\$ -	\$ 4,391.86	0.0%	\$ -	\$ -	\$ 4,391.86	100.0%
CCO-0-012	Delete 2nd Floor Arena Screen	\$ -	-\$ 6,785.50	-\$ 6,785.50	\$ -	0.0%	\$ -	-\$ 6,785.50	\$ -	100.0%
CCO-0-014	Delete screen support plate	\$ -	-\$ 33,737.00	-\$ 33,737.00	\$ -	0.0%	\$ -	-\$ 33,737.00	\$ -	100.0%
CCO-0-015	Add head screen support	\$ 17,368.34	\$ -	\$ -	\$ 17,368.34	0.0%	\$ -	\$ -	\$ 17,368.34	100.0%
CCO-0-016	Acoustic deck over lobby	\$ 19,105.90	\$ -	\$ -	\$ 19,105.90	0.0%	\$ -	\$ -	\$ 19,105.90	100.0%
CCO-0-017	Elev beams and girts fro IMP	\$ 13,196.86	\$ -	\$ -	\$ 13,196.86	0.0%	\$ -	\$ -	\$ 13,196.86	100.0%
CCO-0-019	Revise Overhead Door framing	\$ 9,615.97	\$ -	\$ -	\$ 9,615.97	0.0%	\$ -	\$ -	\$ 9,615.97	100.0%
CCO-0-020	Raise Beams over elevators	\$ 5,776.54	\$ -	\$ -	\$ 5,776.54	0.0%	\$ -	\$ -	\$ 5,776.54	100.0%
CCO-0-021	Stacked HSS to double along	\$ 31,247.04	\$ -	\$ -	\$ 31,247.04	0.0%	\$ -	\$ -	\$ 31,247.04	100.0%
CCO-0-022	Singles HSS to double along	\$ 5,697.83	\$ -	\$ -	\$ 5,697.83	0.0%	\$ -	\$ -	\$ 5,697.83	100.0%
CCO-0-023	Revised Area drain and frost slab	\$ 3,154.83	\$ -	\$ -	\$ 3,154.83	0.0%	\$ -	\$ -	\$ 3,154.83	100.0%
CCO-0-024	Additional exterior wall	\$ 6,147.16	\$ -	\$ -	\$ 6,147.16	0.0%	\$ -	\$ -	\$ 6,147.16	100.0%
CCO-0-025	Brick support GL 17	\$ 2,043.11	\$ -	\$ -	\$ 2,043.11	0.0%	\$ -	\$ -	\$ 2,043.11	100.0%
CCO-0-026	Deck support angle at stairs.	\$ 3,836.90	\$ -	\$ -	\$ 3,836.90	0.0%	\$ -	\$ -	\$ 3,836.90	100.0%
CCO-0-027	Gym Sheathing	\$ 16,175.72	\$ -	\$ -	\$ 16,175.72	0.0%	\$ -	\$ -	\$ 16,175.72	100.0%
CCO-0-028	Viewings screens	\$ 54,068.31	-\$ 12,000.00	\$ 42,068.31	\$ 42,068.31	86.9%	\$ 36,556.00	\$ -	\$ 26,431.00	62.8%
CCO-0-029	Admin. Partitions	\$ 38,021.31	\$ -	\$ -	\$ 38,021.31	4.9%	\$ 1,875.00	\$ -	\$ 5,125.00	13.5%
CCO-0-030	Second Elevator	\$ 113,017.96	\$ -	\$ -	\$ 113,017.96	0.0%	\$ -	\$ -	\$ 18,672.50	16.5%
CCO-0-031	Spacing of refrigeration chair	\$ 11,550.00	\$ -	\$ -	\$ 11,550.00	0.0%	\$ -	\$ -	\$ -	0.0%
CCO-0-032	Refridge room roof	\$ 11,660.00	\$ -	\$ -	\$ 11,660.00	0.0%	\$ -	\$ -	\$ -	0.0%
CCO-0-034	Irrigation sleeves	\$ 16,650.33	\$ -	\$ -	\$ 16,650.33	0.0%	\$ -	\$ -	\$ 12,813.75	77.0%
CCO-0-035	Skate Sharpening entrance	\$ 4,040.40	\$ -	-\$ 4,040.40	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%
CCO-0-036	Alternative glazing	\$ 15,964.31	\$ -	\$ -	\$ 15,964.31	58.9%	\$ 9,395.02	\$ -	\$ 9,395.02	58.9%
CCO-0-037	Supply revised hardware	\$ 4,241.94	\$ -	\$ -	\$ 4,241.94	0.0%	\$ -	\$ -	\$ -	0.0%
CCO-0-038	Kitchen Equipment	\$ 197,297.93	\$ -	\$ -	\$ 197,297.93	12.3%	\$ 24,200.78	\$ -	\$ 24,200.78	12.3%
CCO-0-041	Rink Acoustic Panels	\$ 58,538.50	\$ -	\$ -	\$ 58,538.50	0.0%	\$ -	\$ -	\$ -	0.0%
		\$ 794,811.71				21.7%	\$ 172,676.80	\$ -	\$ 386,479.57	48.6%

TOTAL	\$ 35,578,594.00	\$ 5,432,738.49	-\$ 5,235,440.56	\$ 35,775,891.93	\$ 2,554,810.44	\$ 22,065,238.32
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7.4 Projected Cash Flow: Pelham Community Centre

Month	Totals	Actual Oct-16	Actual Nov-16	Actual Dec-16	Actual Jan-17	Actual Feb-17	Actual Mar-17	Actual Apr-17	Actual May-17	Actual Jun-17	Actual Jul-17	Actual Aug-17
Opening, Cash Position		951,776	721,024	457,218	9,522,601	7,561,029	6,912,792	6,232,106	6,230,247	4,903,491	1,626,381	12,276,517
Reserve	951,776	951,776	-	-	-	-	-	-	-	-	-	-
Donations	3,000,000	-	-	-	25,000	10,000	80,000	-	65,000	15,000	-	1,000
Debenture Phase 1	9,066,151	-	-	9,066,151	-	-	-	-	-	-	-	-
Debenture Phase 2	12,138,592	-	-	-	-	-	-	-	-	-	12,138,592	-
Interest Income Earned from Meridian Account	49,957	-	-	8,259	1,362	4,117	3,456	3,000	1,752	12,489	2,407	6,055
Sale of Surplus Lands	12,000,000	-	-	-	-	-	-	-	-	-	-	-
Cash Inflow for period	36,116,970	951,776	-	9,074,410	26,362	14,117	83,456	3,000	66,752	27,489	12,140,999	7,055
Construction Costs (for work completed in the prior month)	(32,199,282)	-	(226,760)	(259,244)	(1,953,552)	(580,887)	(750,925)	(4,776)	(1,369,407)	(3,247,444)	(1,465,077)	(1,089,339)
Release of Holdback (after substantial completion - Sept 2018)	(3,379,312)	-	-	-	-	(70,012)	-	-	-	-	-	-
Hst	(626,183)	-	(3,991)	(4,563)	(156)	(34,383)	(11,456)	(84)	(24,102)	(57,155)	(25,785)	(19,172)
Cash Outflow for period	(36,204,777)	-	(230,751)	(263,806)	(9,027)	(1,987,934)	(662,354)	(764,141)	(4,860)	(1,393,508)	(3,304,599)	(1,490,862)
Net Cash Flow for Period		951,776	(230,751)	(263,806)	9,065,383	(1,961,572)	(648,237)	(680,685)	(1,859)	(1,326,756)	(3,277,110)	10,650,136
Ending, Cash Position	(87,807)	951,776	721,024	457,218	9,522,601	7,561,029	6,912,792	6,232,106	6,230,247	4,903,491	1,626,381	12,276,517

Month	Totals
Opening, Cash Position	
Reserve	951,776
Donations	3,000,000
Debenture Phase 1	9,066,151
Debenture Phase 2	12,138,592
Interest Income Earned from Meridian Account	49,957
Sale of Surplus Lands	12,000,000
Cash Inflow for period	36,116,970
Construction Costs (for work completed in the prior month)	(32,199,282)
Release of Holdback (after substantial completion - Sept 2018)	(3,379,312)
Hst	(626,183)
Cash Outflow for period	(36,204,777)
Net Cash Flow for Period	
Ending, Cash Position	(87,807)

Actual Sep-17	Actual Oct-17	Actual Nov-17	Actual Dec-17	Actual Jan-18	Projected Feb-18	Projected Mar-18	Projected Apr-18	Projected May-18	Projected Jun-18	Projected Jul-18	Projected There-After
10	11	12	13	14	15	16	17	18	19		
11,175,061	8,642,497	7,274,438	5,468,272	3,126,069	786,271	60,565	134,859	159,154	183,448	132,742	(1,577,802)
-	-	-	-	-	-	-	-	-	-	-	-
20,000	15,000	25,000	32,500	-	-	-	-	-	-	132,000	1,489,995
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
4,160	2,900	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	1,500,000	2,300,000	2,250,000	2,250,000	2,175,000	1,525,000	-
24,160	17,900	25,000	32,500	-	1,500,000	2,300,000	2,250,000	2,250,000	2,175,000	1,657,000	1,489,995
(2,512,504)	(1,361,988)	(1,799,495)	(2,333,631)	(2,299,329)	(2,187,211)	(2,187,211)	(2,187,211)	(2,187,211)	(2,187,211)	-	-
-	-	-	-	-	-	-	-	-	-	(3,309,300)	-
(44,220)	(23,971)	(31,671)	(41,072)	(40,468)	(38,495)	(38,495)	(38,495)	(38,495)	(38,495)	(58,244)	-
(2,556,724)	(1,385,959)	(1,831,166)	(2,374,703)	(2,339,798)	(2,225,706)	(2,225,706)	(2,225,706)	(2,225,706)	(2,225,706)	(3,367,543)	-
(2,532,564)	(1,368,059)	(1,806,166)	(2,342,203)	(2,339,798)	(725,706)	74,294	24,294	24,294	(50,706)	(1,710,543)	1,489,995
8,642,497	7,274,438	5,468,272	3,126,069	786,271	60,565	134,859	159,154	183,448	132,742	(1,577,802)	(87,807)