

Monthly Project Status Report

Submitted to: Infrastructure Ontario

For Month Ending: 02/28/2017
Loan Client Name: The Corporation of the Town of Pelham
Project Name: Pelham Community Center
Loan Number: 1076

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Construction Start: October 7th 2016
Construction Finish: June 1st 2018
Prime Consultant: Martin Heikoop, Upper Canada Consultants
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
- a double gymnasium (dividable into four sections)
- a double arena (main arena with 1000 seats; second with approximately 100 seats)
- an indoor walking/running track
- a concession area
- change rooms and washrooms
- an 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	2,723,027	7.53%
Forecast to Complete	33,421,751	
Estimated Cost at Completion	36,204,777	0%
Variance to Original Budget	-	0%
Contingency Remaining	1,706,099	0%

1.3 Has the Substantial Completion Date Changed?

Yes No

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1.4 What Percentage of the Project is complete?

- 7.53%

1.5 Were any Milestones reached?

Yes No

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

Yes No

- Forecasted costs for components are projected higher than previously predicted
 - Schedule risks due to delays
-

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2 ACTIVITIES

2.1 Project Design

- Elevator design
- Structural Steel
- Interior nerving wall tapes

2.2 Procurement

- Tender building envelope
- Coordinating IT system
- Consultant security
- Consultant hardware

2.3 Construction

- Deep underground mechanical sanitary
- Site Servicing
- Phase 1-4 concrete complete
- Site preparation / earthwork

2.4 Planned Activities for Next Period

- Extended concrete phase 5
- Interior concrete staircase forming
- 2 Elevator shafts

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3 PROJECT BUDGET AND FINANCING

3.1 Project Budget

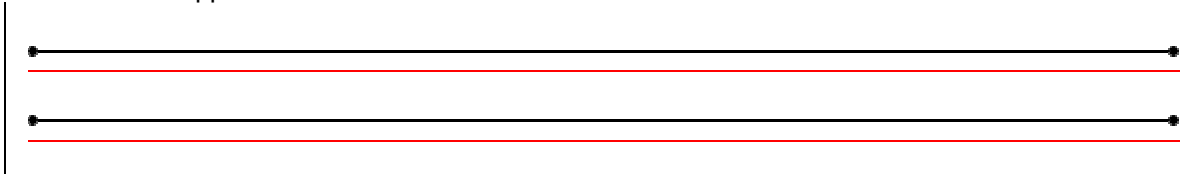
- The changes reflect the difference in projected price of tenders and actual price of tenders.

3.2 Source of Funding

- Funds received from Infrastructure Ontario.

3.3 Loan Program Project Budget/Cost Status Summary

See chart in Appendix 7.1



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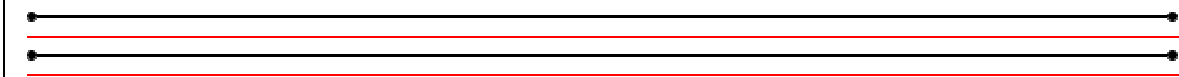
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4 SCHEDULE

4.1 Project Milestones

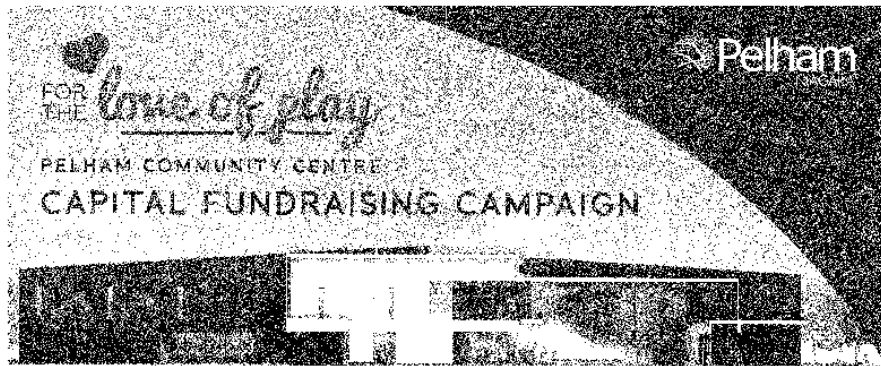
4.2 Project Schedule

See chart in Appendix 7.2



5 COMMUNICATIONS

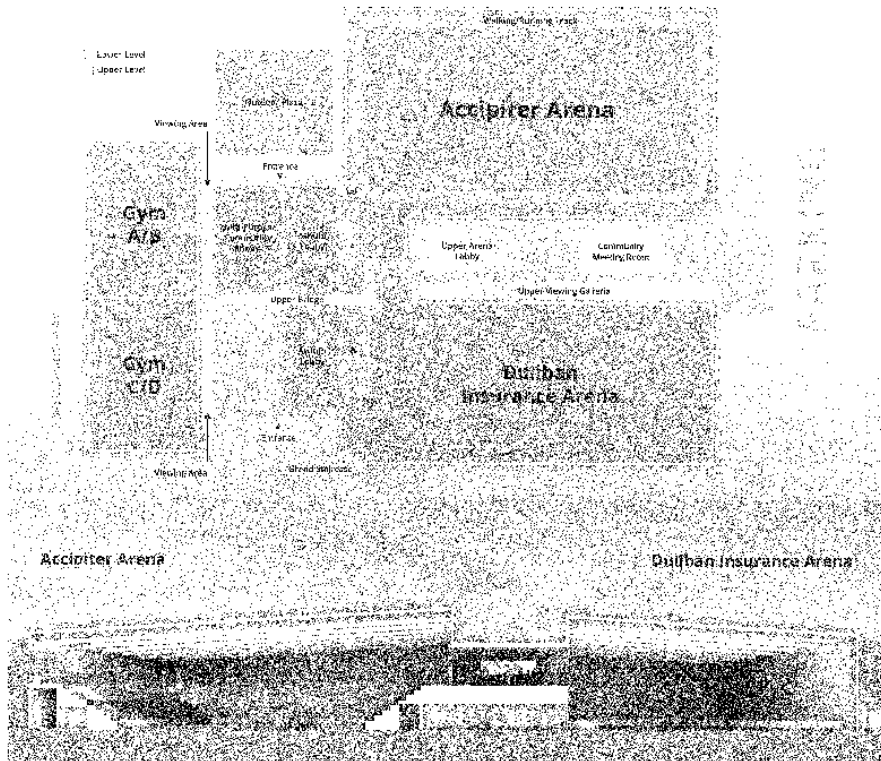
5.1 Project Communications



Cheer our champions

Arena A will be named the **Accipiter Arena**, thanks to the incredible generosity of Dr. Tim Mohara and his company, Accipiter Robotics, Inc. In addition, the Accipiter Arena will feature an NHL-sized ice surface with a 1,000-seat spectator area. This space will be capable of hosting a wide variety of events, business exhibits, concerts, and other commercial events.

Arena B will be named the **Duliban Insurance Arena** by virtue of a generous contribution made by Duliban Insurance Brokers, Tom & Linda Duliban, and Trillium Mutual Insurance Company. This NHL-sized arena will host events similar to those of the Accipiter Arena and will be visible from the upper viewing area, which will allow access to activities that are taking place in the space.



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Multi-Purpose Community Centre

Be a cheerleader

There are numerous exciting opportunities available as part of the \$1-million fundraising campaign for the new Pelham Community Centre. By supporting this project, you are supporting the power of sports, health, and culture to transform, enlighten, and inspire individuals and community groups for generations to come.

For more information on the project and to be part of this once-in-a-lifetime transformation of the Pelham community, please contact Mayor Dave Augustyn at a meeting, mayordave@pelham.ca or by phone at 905-892-2507 x 317.

FOR THE *love of play*
PELHAM COMMUNITY CENTRE

Cheer growth

This multi-purpose community hub will offer sports & activities, personal wellness classes, art activities, and meeting room opportunities for currently available to Pelham residents. The Pelham Community Centre will be a long-term benefit for the entire community. The Centre will enhance the Region's reputation as an attractive place to live, work, visit, and do business.

- Two gymnasiums for indoor sports and activities with seating for 200 spectators and well-equipped dressing rooms
- A large multi-purpose community room for meetings, performances, and social events, multi-pedal, computer, and printer functions, and a large multi-purpose community room for meetings, performances, and social events
- 200 seats for youth, adults, seniors, and optional number of the community building will be able to expand

Cheer community

When the Pelham Community Centre opens in 2018, youth, adults, seniors, and optional number of the community building will be able to expand

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6 RISK MANAGEMENT

6.1 Potential Issues/Areas of Concern/Opportunities

- Scheduling delays
- Structural steel delay

6.2 Outstanding Items/Decisions Pending

- Decision on exterior materials wall types (zinc/brick)
- Tender package # 2
- Replacing ceiling panel

6.3 Quality Assurance/Quality Control Compliance

- None

6.4 Environmental/Health & Safety

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

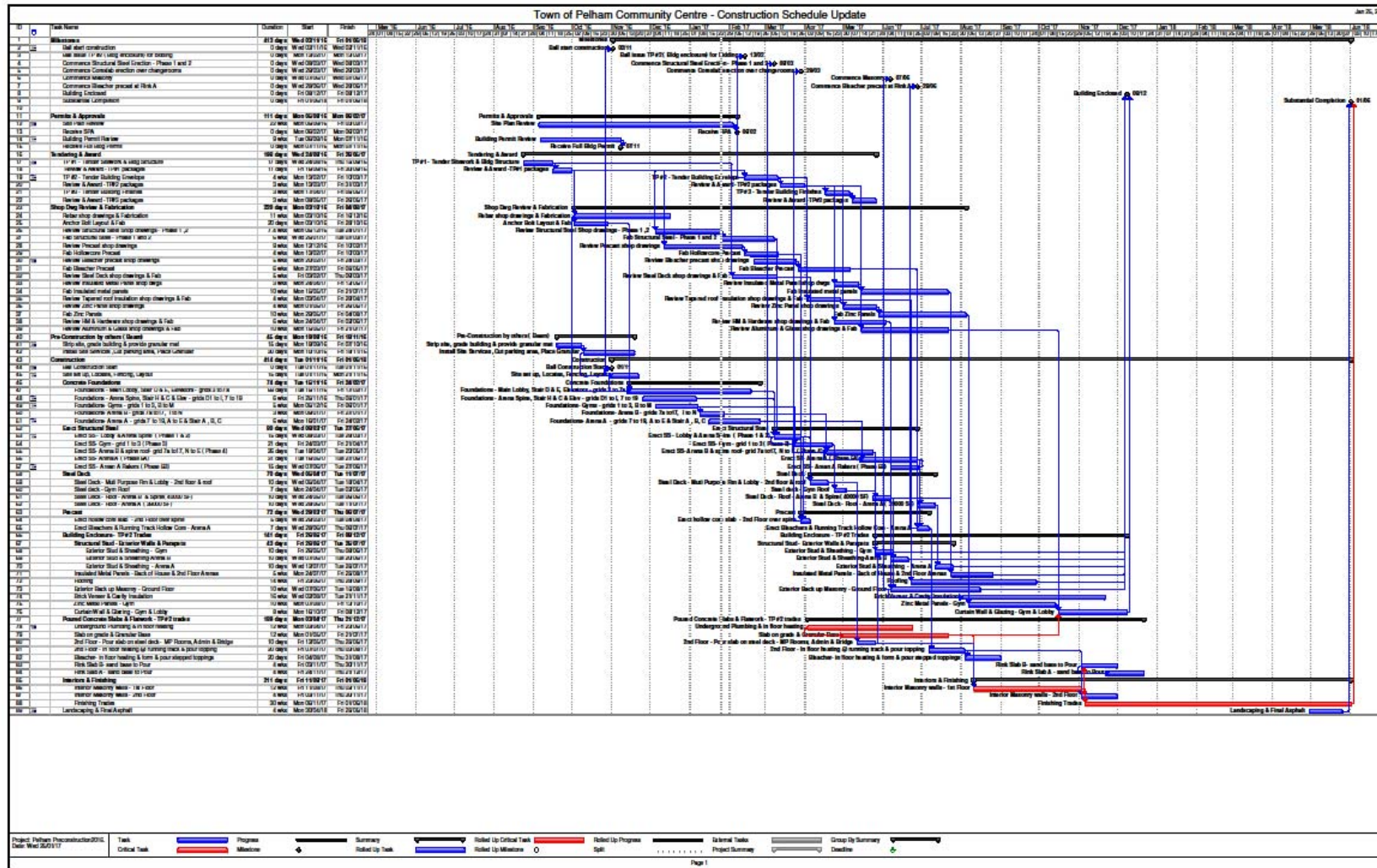
Loan Program Project Budget / Cost Status Summary										
	Original Budget	Revised Budget	Variance to Original Budget	Forecasted Cost to Complete	Cash Allowances	Total Change Orders	Gross Costs to Date	Cost Committed to Date	Contingency Remaining	Percentage Completed
Pelham Community Center	36,204,777	36,204,777	-	33,421,751	630,000	-	2,723,027	18,164,963	1,723,099	7.53%
TOTAL	36,204,777	36,204,777	-	33,421,751	630,000	-	2,723,027	18,164,963	1,723,099	7.53%

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

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7.2 Level 3 Construction Schedule



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7.3 Updated Cash Flow

Date	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17
			1	2	3	4	5	6	7	8	9	10	11
Cash Outflow	110,528	430,192	645,121	958,663	648,363	1,625,770	1,419,138	1,494,668	2,500,271	2,610,278	2,249,377	1,773,012	1,551,094

Date	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Total
	12	13	14	15	16	17	18	19			
Cash Outflow	1,674,328	2,143,415	2,152,657	1,863,268	1,593,649	1,936,765	2,554,395	1,472,645	306,279	165,142	33,737,234

7.4 Project Photographs



Service Elevator



Rebar that structural guy wanted added



Service Elevator



C1 19-Line



C1 19-Line



Rebar Ice Melting Pit Slab
A-line

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7-Line Exterior 19-Line



19-Line South of the Ice Melt Pet



North East Corner



7-Line



A-Line

Budget Item	Budget Value	Tendered (Actual) Value	Variance	Cost-to-Date	% Complete	
Construction Management Tender						
(3) Post Construction Management		27,200				
(3) Construction Mgt - 19 months Nov 16 - May 18		958,030				
(3) Pre-construction Mgt		27,584				
	1,012,814		-	117,728	11.62%	
Building Permit	(5) Building Permit	210,600	226,418	15,818	226,418	100.00%
Site Service Tender	SITE SERVICES (TOWN PAY BEAM)	350,000	253,514	(96,486)	79,210	31.24%
	EARTHWORK (TOWN PAY BEAM)*	705,580	735,962	30,382	725,474	98.57%
	BLDG GRANULARS & RINK SAND (included above)					
Concrete Forming Tender	(8) Concrete Forming	960,000	965,499	5,499	380,292	39.39%
	(6) Concrete Supply	450,000	249,425	(200,575)	112,548	45.12%
	(19) Excavating and Backfill (Riemer - Earthwork)*	308,550	377,863	69,313	292,000	73.39%
	(9) Rebar (reinforcement steel - for foundations) Supply	350,000	317,961	(32,039)	198,090	62.30%
	Misc. Concrete Supply (Remaining for rink slab)	300,000	300,000	-		
	Misc. Rebar Supply (Remaining for rink slab)	100,000	100,000	-		
Structural Steel Tender	(9) STRUCTURAL STEEL & METAL DECK CANOPY'S (INCLUDED)	4,172,800	4,341,636	68,836	43,000	0.99%
	(14) Metal Decking	100,000				
Mechanical Tender	(10) MECHANICAL GEN. PROV.	3,500,000		-		
	(13) Dehumidification	400,000	4,038,630	138,630	249,350	6.17%
	(11) REFRIGERATION	1,400,000	1,389,872	(10,128)	46,472	3.34%
Electrical Tender	(12) ELECTRICAL GEN. PROV.	2,900,000	1,960,554	(939,446)	144,650	8.26%
	(2) Professional Fees				17,363	
Elevator Tender	(53) ELEVATOR	170,000	97,335	(72,665)		0.00%
Security & IT Design Tender	(56) SECURITY SYSTEM	80,000	5,500			0.00%
	Ecco Electric - IT & Security		5,200			
	Hendrix		27,800			
	DEI & Associates		27,500			
	RWDI - Energy Model		3,000	(11,000)		
	Engineering Harmonics- Acoustics Review					
	(4) INSURANCE	145,573	145,573	-	76,952	52.86%
	FDTM PERIMETER & RINK INSULATION	275,000	275,000	-	7,267	2.64%
	(17) GENERAL CONDITIONS - 19 MONTHS	1,401,263	1,401,263	-	6,214	0.44%
Asphalt + Curbs + Granulars Tender	(19) ASPHALT PAVING & GRANULAR	556,382	347,144	(209,238)		0.00%
	AUTO OPERATORS	50,000	50,000	-		
	(15) ARCH & STRUCTURAL FEES (Owners)	780,000	780,000	-		
	(48) ARENA DASHER BOARDS	450,000	450,000	-		
	Arena score clocks (2)	50,000	50,000	-		
	(20) Curbs and Sidewalks	96,507	96,507	-		
	BUILDING INSULATION	211,295	211,295	-		
	(59) BELL & CABLE TV	50,000	50,000	-		
	(38) CAULKING	75,000	75,000	-		
	CERAMIC TILE / CARPET / VCT	625,000	625,000	-		
	(61) COORDINATION CONTINGENCY	500,000	1,723,099	1,223,099		
	DOOR INSTALLATION	125,000	125,000	-		
	(44) DRYWALL & ACOUSTICS & PANELS	866,020	866,020	-		
	FF&E (Owners Budget)	1,000,000	1,000,000	-		
	(42) FINISH HARDWARE	150,000	150,000	-		
	FINISH ALLOWANCE FOR CHANGE ROOM	150,000	150,000	-		
	(23) FLOOR FINISHING	265,200	265,200	-		
	(33) FIRE PROOFING & SPRINKLERS	410,000	410,000	-		
	(34) FIRESTOPPING & SMOKE SEAL	40,000	40,000	-		
	(43) GLAZING	1,147,728	1,147,728	-		
	(47) GYM EQUIPMENT	174,942	174,942	-		
	(57) Gym score clocks (2)	30,000	30,000	-		
	(31) INSULATED METAL PANELS	151,305	151,305	-		
	(52) LANDSCAPING	-	-	-		
	(25) MASONRY	2,498,276	2,498,276	-		
	(29) MILLWORK INSTALLATION	80,000	80,000	-		
	(28) MILLWORK SUPPLY (Solid Surface & Wall Panels)	400,000	400,000	-		
	MISC CONCRETE FORMING	575,000	575,000	-		
	(26) MISC. METALS	500,000	500,000	-		
	(41) OVERHEAD DOORS / ROLLING SHUTTERS	35,000	35,000	-		
	PAINTING	442,259	442,259	-		
	(24) PRECAST CONCRETE	625,000	625,000	-		
	(37) ROOFING& SHEEMETAL	830,000	830,000	-		
	ROOF SCREEN	78,720	78,720	-		
	(27) ROUGH CARPENTRY	155,000	155,000	-		
	RUNNING TRACK SURFACE	100,000	100,000	-		
	RUBBER	300,000	300,000	-		
	(49) SEATING & CHAIRS	190,000	190,000	-		
	SPECIALTY SIGNAGE EXTERIOR	50,000	50,000	-		
	(55) SOUND SYSTEM	70,000	70,000	-		
	(46) SPECIALTIES GEN. PROV.	400,000	400,000	-		
	SUPPLY METAL DOORS & FRAMES	100,000	100,000	-		
	(54) TESTING & INSPECTION	125,000	125,000	-		
	(30) WATERPROOFING	25,000	25,000	-		
	(53) WAY FINDING SIGNAGE	45,000	45,000	-		
	WOOD	218,500	218,500	-		
	ZINC OR METAL PANELS & INSULATION	429,280	429,280	-		
		35,518,594	35,518,594	0	2,723,026.7 202,291	7.53%
					IGrees w GL	
I ST	626,183	626,183		Tendered Amount	18,164,963	51.14%
	36,144,777	36,144,777		(committed cost to date)		