

Monthly Project Status Report

Submitted to: Infrastructure Ontario

For Month Ending: 01/31/2017

Loan Client Name: The Corporation of the Town of Pelham

Project Name: Pelham Community Center

Loan Number: 1076

Prepared by: Robert Nippell

Email: RNippel@ballcon.com

Approved by: Cari Pupo

Construction Start: October 7th 2016

Construction Finish: June 1st 2018

Prime Consultant: Martin Heikoop, Upper Canada Consultants

Contractor: Ball Construction

Please forward reports to:

Mail: Customer Relations Coordinator
Business Development & Customer Relations Division
Infrastructure Ontario
777 Bay St., 9th Floor
Toronto, Ontario. M5G 2C8

Email: Customer.Relations@infrastructureontario.ca

Fax: 416-263-5900

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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	2,584,068	7.15%
Forecast to Complete	32,914,526	
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?

- 7.15%

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
-

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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4 SCHEDULE

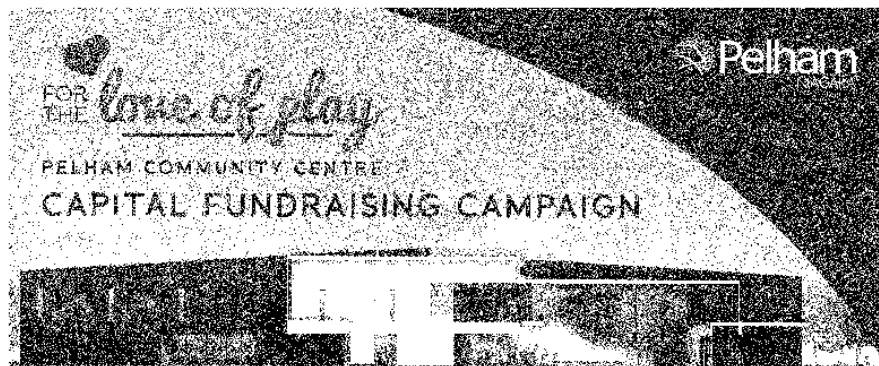
4.1 Project Milestones

4.2 Project Schedule

See chart in Appendix 7.2

5 COMMUNICATIONS

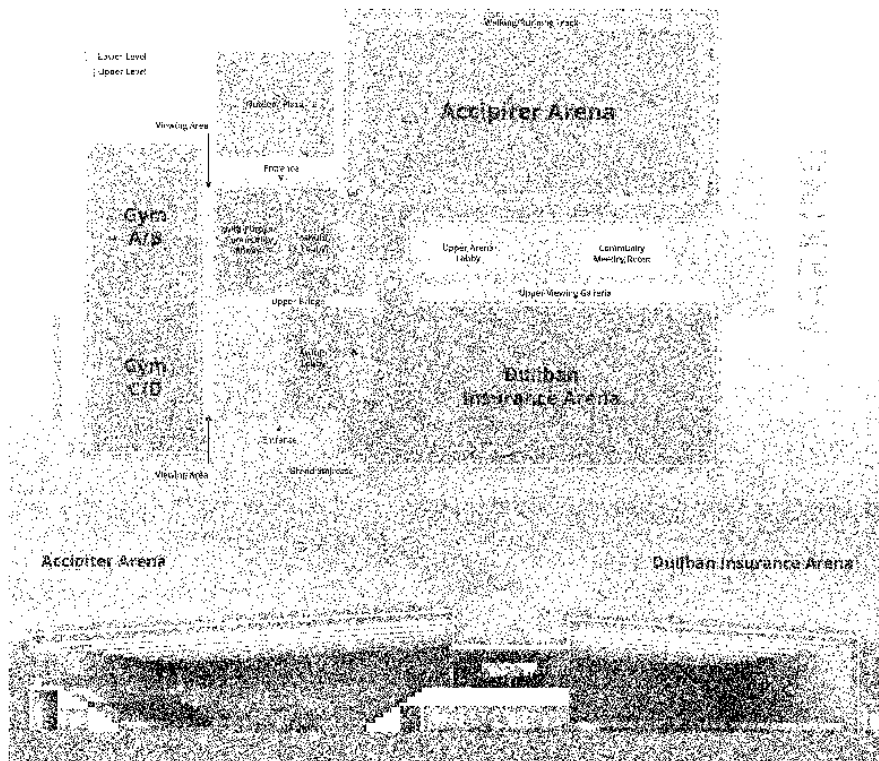
5.1 Project Communications



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. The **Accipiter Arena** will feature an NHL-sized ice surface with a 1,000-seat spectator area. This space will be capable of hosting major sporting 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 Tullam Mutual Insurance Company. This NHL-sized ice surface 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 naming 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 communities for generations to come.

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

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When the Pelham Community Centre opens in 2018, youth, adults, seniors, artists, service clubs, and other members of the community will be able to enjoy:

- Two gymnasiums for indoor sports and activities with seating for 700 spectators and well-equipped dressing rooms
- A large multi-purpose community room for meetings, performing, and social events, multi-purpose, corporate, and private functions, and
- 200+ seating for up to 100 people
- Two community meeting rooms for use by any community group
- An outdoor walking and running trail
- A large multi-purpose community room for meetings, performing, and social events, multi-purpose, corporate, and private functions, and
- 200+ seating for up to 100 people
- Two gymnasiums for indoor sports and activities with seating for 700 spectators and well-equipped dressing rooms
- A large multi-purpose community room for meetings, performing, and social events, multi-purpose, corporate, and private functions, and
- 200+ seating for up to 100 people

This multi-purpose community hub will offer sports & activities, personal wellness classes, art activities, and meeting room opportunities for all. The Centre will also be a long-overdue change for the entire community. The Centre will enhance the region's reputation as an attractive place to live, work, visit, and do business.

Cheer growth

Cheer community



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Pelham
NASCARA



FOR THE love of play
PELHAM COMMUNITY CENTRE



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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	-	32,914,526	630,000	-	2,584,068	16,485,700	1,706,099	7.15%
TOTAL	36,204,777	36,204,777	-	32,914,526	630,000	-	2,584,068	16,485,700	1,706,099	7.15%

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

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Confidential and Commercially Sensitive



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7.3 Updated Cash Flow

Date: 31-Jan-17

Cash Flow Projection Pelham Community Centre

Month	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17
			1	2	3	4	5	6	7	8	9
Actual Beg. Balance	226,760	359,567	837,558	1,554,359	2,628,707	3,436,808	5,244,123	6,649,174	8,153,153	10,541,901	13,246,177
Actual Monthly Payments	132,807	477,991	716,801	1,074,348	897,890	1,807,315	1,405,051	1,503,979	2,388,748	2,704,275	1,424,292
Actual HoldBack	-	-	-	107,435	89,789	180,732	140,505	150,398	238,875	270,428	142,429
Realising of previous holdback				-	107,435	89,789	180,732	140,505	150,398	238,875	270,428
Actual End Balance	359,567	837,558	1,554,359	2,628,707	3,436,808	5,244,123	6,649,174	8,153,153	10,541,901	13,246,177	14,670,469

Aug-17	Oct-17	Dec-17	Feb-18	Apr-18	Jun-18	Jul-18	Total
14,792,648	17,913,472	21,456,498	25,128,648	28,328,005	31,949,302	31,969,302	31,962,902
1,898,959	1,520,197	1,988,530	1,394,199	2,447,531	20,000	13,600	
16,491,605	19,433,669	23,444,969	26,520,846	30,775,536	31,969,302	31,982,902	

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

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7.5 Project Budget

Budget Item	Budget Value	Tendered (Actual) Value	Variance	Cost-to-Date	% Complete
Construction Management Tender					
(1) PM CONSTRUCTION MANAGEMENT		27,380			
(2) Construction Mgt - 19 months Nov 15 - May 16		866,230			
(2) Pre-construction Mgt	1,012,814	27,884	-	117,726	11.82%
Building Permit	210,000	226,418	16,418	226,418	100.00%
Site Service Tender					
SITE SERVICES (TOWN PAY BEAM)	350,000	350,814	(814)	79,210	21.24%
EARTHWORK (TOWN PAY BEAM)*	705,580	735,882	30,302	700,120	95.13%
BLDG GRANULARS & RINK SAND (included above)			-		
Concrete Forming Tender					
(8) Concrete Forming	980,000	985,499	5,499	380,292	38.38%
(9) Concrete Supply	450,000	398,438	(200,570)	112,548	45.12%
(14) Scaffolding and Scaffill (Rinker - Earthwork)*	308,550	397,989	89,373	237,250	60.30%
(9) Rebar (reinforcement steel - for foundations) Supply	350,000	317,981	(32,039)	194,590	60.30%
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 CANCOPS (INCLUDED)	4,172,800	4,341,838	169,038	43,000	0.99%
(14) Metal Decking	100,000				
Mechanical Tender					
(10) MECHANICAL GEN. PROV.	3,500,000	4,000,800	500,800	233,350	5.78%
(13) Dehumidification	400,000	1,388,872	1,000,000	48,472	3.34%
(11) REFRIGERATION	1,400,000				
Electrical Tender					
(12) ELECTRICAL GEN. PROV.	2,900,000	1,990,554	(909,446)	117,300	6.77%
(2) Professional Fees			-	15,438	
Elevator Tender					
(52) ELEVATOR	170,000	97,238	(72,762)		0.00%
Security & IT Design Tender					
(56) SECURITY SYSTEM	80,000	6,300			0.00%
Tools Equip - IT & Security		6,300			
Handis		27,800			
DO & Associate		27,800	6,000		
RWDI - Energy Model					
(4) INSURANCE	145,570	146,878	1,308	78,952.18	52.86%
Asphalt + Curbs + Driveways Tender					
(18) ASPHALT PAVING & GRANULAR	558,380	547,144	(209,238)		0.00%
AUTO OPERATORS	50,000	80,000	30,000		
(15) ARCH & STRUCTURAL FEES (Owners)	780,000	780,000	-		
(48) ARSNA DASH-ER BOARDS	450,000	480,000	30,000		
Area score clocks (2)	50,000	50,000	-		
(20) Curbs and Sidewalks	95,927	95,927	-		
BUILDING INSULATION	211,285	211,285	-		
(58) SELLER CABLE TV	50,000	50,000	-		
(38) CAULKING	75,000	75,000	-		
CERAMIC TILE / CARPET / VCT	625,000	625,000	-		
(91) COORDINATION CONTINGENCY	500,000	1,706,089	1,206,089		
DOOR INSTALLATION	125,000	125,000	-		
(44) DRYWALL & ACoustics & PANELS	889,020	889,020	-		
FDTH PERIMETER & RINK INSULATION	275,000	275,000	-		
FRAC (Owners Budget)	1,000,000	1,000,000	-		
(42) FINISH HARDWARE	150,000	150,000	-		
FINISH ALLOWANCES FOR CHANGE ROOM	150,000	150,000	-		
(23) FLOOR FINISHING	285,200	285,200	-		
(32) FIRE PROOFING & SPRINKLERS	410,000	410,000	-		
(34) FIRESTOPPING & SMOKE SEAL	40,000	40,000	-		
(17) GENERAL CONDITIONS - 19 MONTHS	1,401,280	1,401,280	-		
(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	2,496,276	2,496,276	-		
(26) 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	442,359	442,359	-		
(24) PRECAST CONCRETE	625,000	625,000	-		
(37) ROOFING& SHEETMETAL	800,000	800,000	-		
ROOF BORSEN	78,720	78,720	-		
(27) ROUGH CARPENTRY	155,000	155,000	-		
RUNNING TRACK SURFACE	100,000	100,000	-		
SLURRY	300,000	300,000	-		
(46) SEATING & CHAIRS	180,000	180,000	-		
SPECIALTY SIGNAGE EXTERIOR	50,000	50,000	-		
(55) SOUND SYSTEM	70,000	70,000	-		
(46) SPECIALTISE GEN. PROV.	400,000	400,000	-		
SUPPLY METAL DOORS & FRAMES	100,000	100,000	-		
(54) TRAITING & INSPECTION	125,000	125,000	-		
(33) WATERPROOFING	35,000	35,000	-		
(53) WAY FINDING SIGNAGE	45,000	45,000	-		
WOOD	218,500	218,500	-		
ZINC OR METAL PANELS & INSULATION	429,380	429,380	-		
	35,496,884	35,496,884	-	2,854,967.3	7.98%
HST	625,180	625,180			
	36,122,077	36,122,077		Tendered Amount (committed cost to date)	18,488,700 48.44%