

Monthly Project Status Report

Submitted to: Infrastructure Ontario

For Month Ending: 07/31/2017

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: Teresa Quinlin

Construction Start: October 7th 2016

Construction Finish: June 1st 2018

Prime Consultant: Martin Heikoop, Upper Canada Consultants

Contractor: Ball Construction

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Infrastructure Ontario Monthly Project Status Report

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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	11,174,837	31%
Forecast to Complete	25,029,940	
Estimated Cost at Completion	36,204,777	0%
Variance to Original Budget	-	0%
Contingency Remaining	117,978	-76%

1.3 Has the Substantial Completion Date Changed?

☐ Yes ☒ No

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1.4 What Percentage of the Project is complete?

- 31%

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

- Tender Package # 2 complete.
- Tender Package # 3 finishes will be tendered by mid-August/early-September.

2.3 Construction

- Masonry: Started May 29 (was April 12) delayed due to delayed drawings and tender. Now about 60% completed.
- Sprinkler: Started June 5 (was Oct 2) Gym, Rink B complete, 2nd floor and Rink A - underway.

2.4 Planned Activities for Next Period

- Set refrigeration skid plant – August 17, 2017. (was July 7)
- Pour 2nd floor topping – Aug 15 (was Sept 19)
- Start upper IMP wall panels- Aug 17 (was Sept 4)
- Brick work: Started Aug 14, 2017 – was July 17 (delayed due to brick delivery from U.S.)
- Commence Roofing – Aug 10 (was Sept 4) Start delayed due to extremely wet spring and summer creating backlog of other jobs.

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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(Risk #2)

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

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 18** - Structural Stud & Sheathing: Completed at Gym, Rink B, Rink A – (was Oct 13)

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



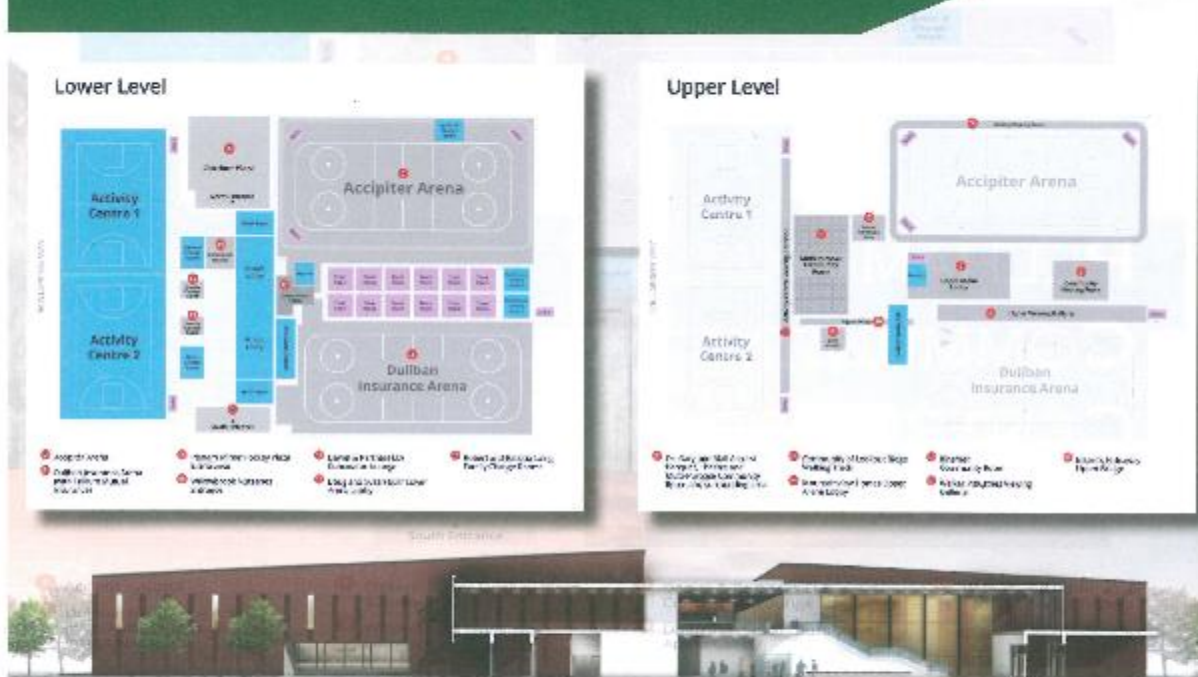
July 2017



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



FOR THE love of play
PELHAM COMMUNITY CENTRE

Support Your New Pelham Community Centre



Doug and Susan Burr (along with their daughters Stephanie McWilliams and Julianne Swergula) 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
mrvanzon@interkom.ca or 905-332-8315

www.ourpcc.ca

6 RISK MANAGEMENT

6.1 Potential Issues/Areas of Concern/Opportunities

- Risk 1: (Scheduling delays) Value engineering for cost savings and coordination of drawings took a month longer than expected to develop tender package #2. (Building Enclosure). This will push some of the enclosure trades into late fall and possibly early winter and require tightening up of schedule for finishing of trades.
 - Potential delay in getting building enclosed by Dec 2017 due to delayed tendering of TP #2 has been avoided.
- Risk 2: (Budget Impact) Additional costs for coordination of architectural and structural are mounting and could begin eating up contingencies.
 - Substantial savings realized in tendering and award of TP #2 trades which is nearly complete. Budgets allowed for known items not yet designed. Structural / Architectural coordination items/ costs mostly quoted now. Some savings resulting from TP #2 sub trade awards to be applied to coordination contingency to cover unknowns.
- Risk 3: Will require vigilance in managing scope and selection of finishes.
- Risk 4: Continued weather causing trade delays until roof enclosure is completed. Potential delay in getting building enclosed by Dec 2017 due to unusually wet spring and summer has delayed roofing start and slowed fireproofing and spray foam insulation. Still achievable providing extremely wet weather doesn't continue.
 - Schedule is no-major concern at this point.
- Risk 5: Acoustic Panels were never budgeted for.
 - New and cheaper material has been proposed.
- Risk 6: Gas Service has been provided. However, no line coming into Shaw/Wellspring (access points).
- Risk 7: Will require vigilance in managing scope creep and selection of finishes.

6.2 Outstanding Items/Decisions Pending

- Tender package # 3: for finishing trades and division 11 started in June and will be completed by the end of July.
- Decision over the material to use as roofing insulation. If new option is taken delay may arise from new shop drawings being required.

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- Extent and type of acoustic panels in Rink A and Multi-Purpose Rooms, Development of RFP for Sound System.

6.3 Quality Assurance/Quality Control Compliance

- All independent testing of concrete, soils compaction, structural steel and deck have passed with deficiencies corrected. Some outstanding cosmetic repairs to exposed concrete walls are still being addressed.

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.

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**

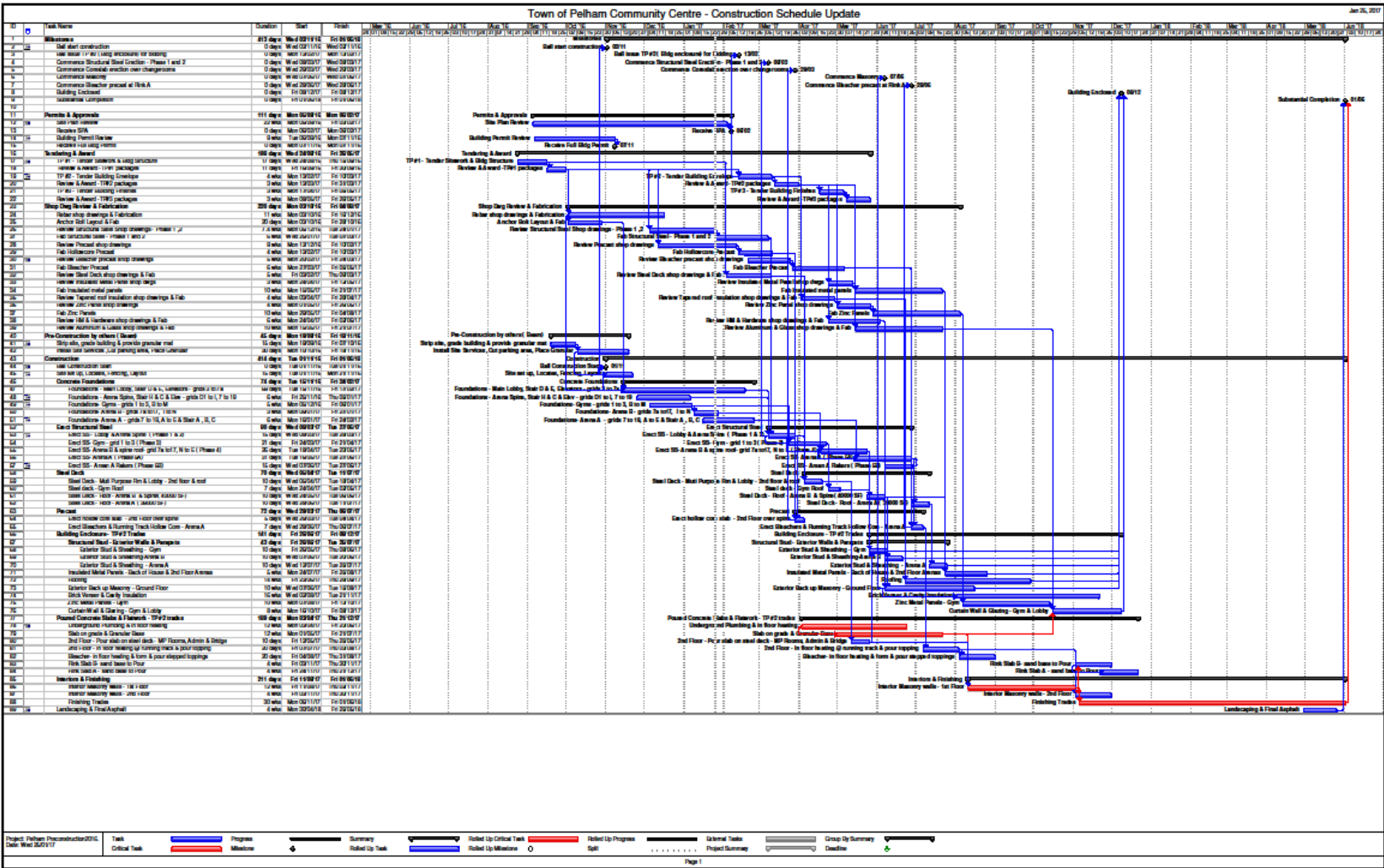
Loan Program Project Budget / Cost Status Summary										
	Original Budget	Revised Budget	Variance to Original Budget	Forecasted Cost to Complete	Cash Allowances	Total Change Orders	Gross Costs to Date	Cost Committed to Date	Contingency Remaining	Percentage Completed
Pelham Community Center	36,204,777	36,204,777	-	25,029,940	630,000	-	11,174,837	35,578,594	117,978	31%
TOTAL	36,204,777	36,204,777	-	25,029,940	630,000	-	11,174,837	35,578,594	117,978	31%

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

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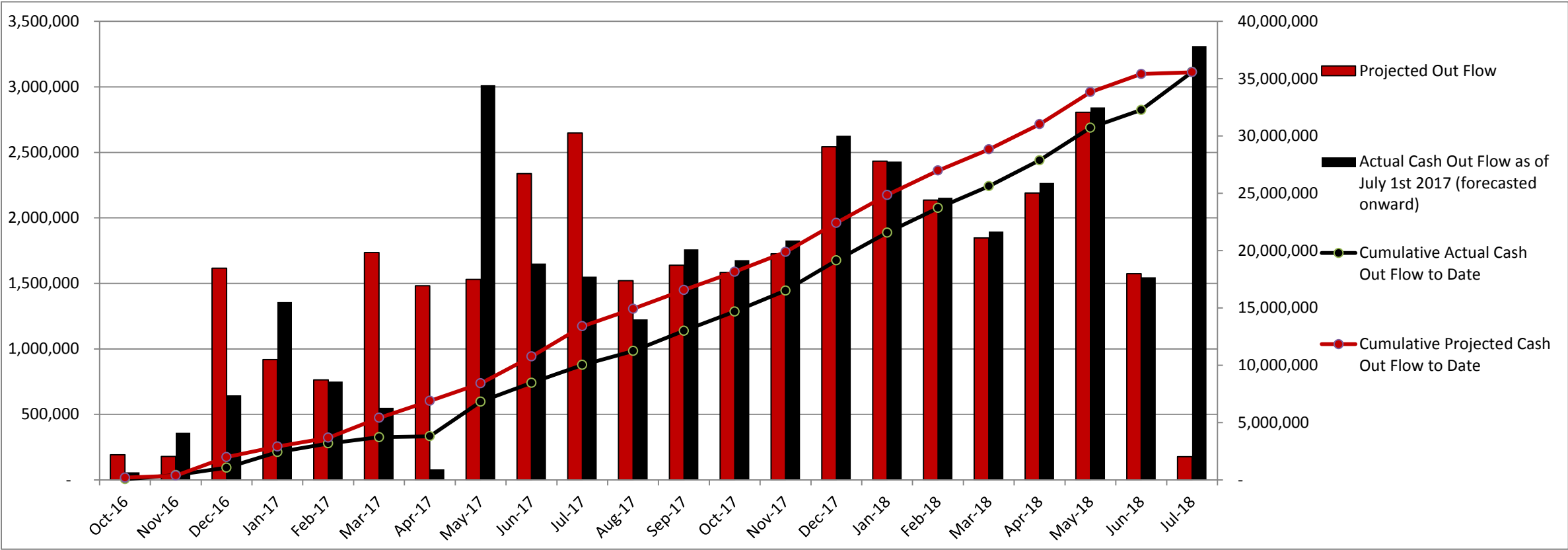
7.2 Level 3 Construction Schedule



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7.3 Updated Construction Cost Outflow



7.4 Updated Cash Flow

(Attached as a separate PDF)

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	Projected Sep-17	Projected Oct-17	Projected Nov-17	Projected Dec-17	Projected Jan-18	Projected Feb-18	Projected Mar-18	Projected Apr-18	Projected May-18	Projected Jun-18	Projected Jul-18	Projected There-After
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
Opening, Cash Position			951,776	721,024	457,218	9,522,601	7,561,029	6,984,036	6,303,351	6,301,491	4,974,735	1,697,514	12,345,243	11,237,732	8,953,226	6,807,407	4,661,587	2,762,435	616,616	20,797	74,977	129,158	83,339	137,520	(1,801,268)
Reserve	951,776	951,776	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Donations	1,434,998	-	-	-	-	25,000	10,000	80,000	-	65,000	15,000	-	1,000	20,000	-	-	246,667	-	-	-	-	-	-	-	972,331
Debenture Phase 1 (Taxpayer's Levy)	9,066,151	-	-	-	9,066,151	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debenture Phase 2 (Development Charges)	12,138,592	-	-	-	-	-	-	-	-	-	-	12,138,592	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income Earned from Meridian Account	34,324	-	-	-	8,259	1,362	4,117	3,456	3,000	1,752	12,378	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Surplus Lands	11,750,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,550,000	2,200,000	2,200,000	2,100,000	2,200,000	1,500,000	-
Cash Inflow for period	35,375,841	951,776	-	-	9,074,410	26,362	14,117	83,456	3,000	66,752	27,378	12,138,592	1,000	20,000	-	-	246,667	-	1,550,000	2,200,000	2,200,000	2,100,000	2,200,000	1,500,000	972,331
Construction Costs (for work completed in the prior month)	(32,199,282)	-	(226,760)	(259,244)	(8,871)	(1,953,552)	(580,887)	(750,925)	(4,776)	(1,369,407)	(3,247,444)	(1,465,077)	(1,089,339)	(2,264,648)	(2,108,706)	(2,108,706)	(2,108,706)	(2,108,706)	(2,108,706)	(2,108,706)	(2,108,706)	(2,108,706)	(2,108,706)	-	-
Release of Holdback (after substantial completion - Sept 2018)	(3,379,312)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,379,312)	-
Hst	(626,183)	-	(3,991)	(4,563)	(156)	(34,383)	(10,224)	(13,216)	(84)	(24,102)	(57,155)	(25,785)	(19,172)	(39,858)	(37,113)	(37,113)	(37,113)	(37,113)	(37,113)	(37,113)	(37,113)	(37,113)	(37,113)	(59,476)	-
Cash Outflow for period	(36,204,777)	-	(230,751)	(263,806)	(9,027)	(1,987,934)	(591,110)	(764,141)	(4,860)	(1,393,508)	(3,304,599)	(1,490,862)	(1,108,511)	(2,304,506)	(2,145,819)	(2,145,819)	(2,145,819)	(2,145,819)	(2,145,819)	(2,145,819)	(2,145,819)	(2,145,819)	(2,145,819)	(3,438,788)	-
Net Cash Flow for Period		951,776	(230,751)	(263,806)	9,065,383	(1,961,572)	(576,993)	(680,685)	(1,859)	(1,326,756)	(3,277,221)	10,647,730	(1,107,511)	(2,284,506)	(2,145,819)	(2,145,819)	(1,899,152)	(2,145,819)	(595,819)	54,181	54,181	(45,819)	54,181	(1,938,788)	972,331
Ending, Cash Position	(828,936)	951,776	721,024	457,218	9,522,601	7,561,029	6,984,036	6,303,351	6,301,491	4,974,735	1,697,514	12,345,243	11,237,732	8,953,226	6,807,407	4,661,587	2,762,435	616,616	20,797	74,977	129,158	83,339	137,520	(1,801,268)	(828,936)

(*) Will be covered by Donations not yet pledged.

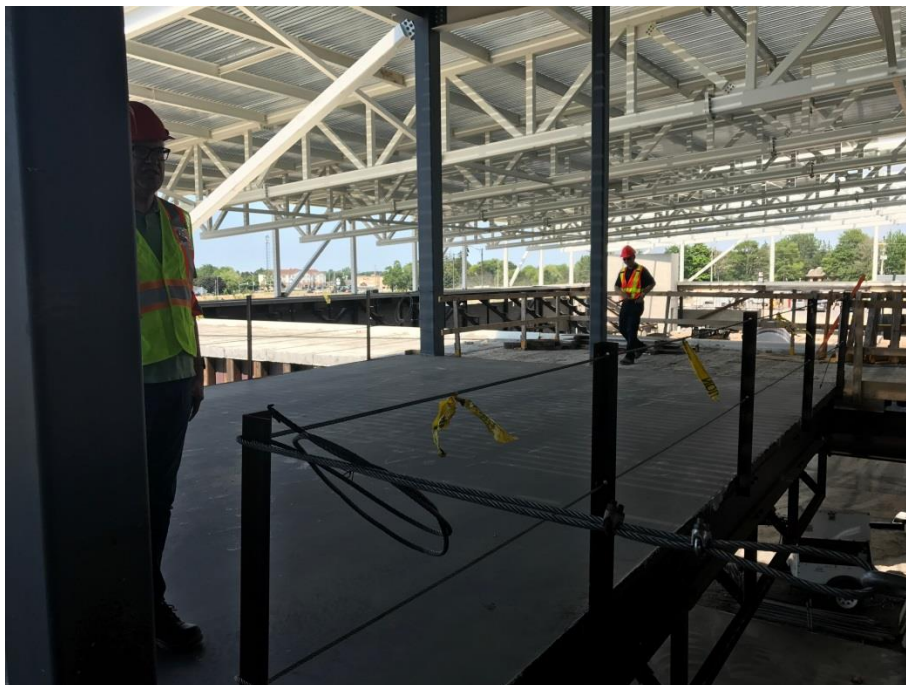
(*)

7.5 Project Photographs



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7.6 Project Budget

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



TOWN OF PELHAM

16-900/PELHAM MULTI PURPOSE CENTRE

Invoice ID: 2782

Date: 7/31/17

Item Id	Description	Original Contract Amount	Revised Contract Amount	%	Completed To Date	Less Previous Billings	Total This Invoice
<u>Original Contract</u>							
01-1-050 BONDS, PERMITS & INSURANCE		145,573.00	145,573.00	52.9	76,952.16	76,952.16	
01-1-070 BUILDING PERMIT FEE		210,600.00	226,417.82	100.0	226,417.82	226,417.82	
01-1-100 PROFESSIONAL FEES		80,000.00	110,000.00	22.3	24,522.43	24,522.43	
01-1-115 ARCH/STRUC/CIVIL DESIGN FEES		780,000.00	780,000.00				
01-2-100 GENERAL CONDITIONS		1,401,263.00	1,401,263.00	10.7	150,325.31	150,325.31	
02-1-200 EARTHWORK		1,014,130.00	1,014,130.00	49.9	506,189.42	397,917.92	108,271.50
02-1-500 ASPHALT PAVING & SURFACING		556,382.00	556,382.00				
02-1-530 SIDEWALKS		96,507.00	96,507.00				
02-1-700 SITE SERVICES		350,000.00	350,000.00				
03-1-050 FORMING SUBTRADE		1,360,000.00	1,360,000.00	66.0	898,115.54	878,115.54	20,000.00
03-1-051 BCI FORMING		175,000.00	175,000.00	53.6	93,838.70	93,838.70	
03-1-200 CONCRETE REINFORCEMENT		450,000.00	450,000.00	91.2	410,566.52	393,609.15	16,957.37
03-1-300 CONCRETE SUPPLY		750,000.00	750,000.00	39.3	294,836.21	294,836.21	
03-1-350 CONCRETE FLOOR FINISHING		265,200.00	350,500.00	34.6	121,380.00	49,130.00	72,250.00
03-1-400 PRECAST CONCRETE		625,000.00	657,200.00	51.7	339,997.99	235,348.70	104,649.29
04-1-100 MASONRY		2,498,276.00	2,258,618.00	13.5	305,938.66	174,921.58	131,017.08
05-1-120 STRUCTURAL STEEL		4,000,000.00	3,964,736.00	98.7	3,912,236.00	3,912,236.00	
05-1-300 METAL DECKING		272,800.00	426,900.00	99.0	422,631.00	418,362.00	4,269.00
05-1-500 MISC. METALS		578,720.00	590,000.00	1.2	6,795.40	5,217.40	1,578.00
06-1-100 ROUGH CARPENTRY		155,000.00	155,000.00	2.9	4,441.50	4,441.50	
06-1-220 MILLWORK SUPPLY		400,000.00	400,000.00				
06-1-830 MILLWORK INSTALLATION		80,000.00	80,000.00				
07-1-100 WATERPROOFING		25,000.00	25,000.00	88.5	22,123.40	22,123.40	
07-1-230 PERIMETER INSULATION		275,000.00	275,000.00	44.8	123,259.91	123,259.91	
07-1-245 SPRAYED ON INSULATION		211,295.00	137,830.00	36.3	50,000.00		50,000.00
07-1-250 FIREPROOFING		120,000.00	120,000.00	33.3	40,000.00		40,000.00
07-1-270 FIRESTOPPING & SMOKE SEAL		40,000.00	40,000.00				
07-1-405 INSULATED METAL SIDING		151,305.00	200,000.00	11.3	22,500.00		22,500.00
07-1-436 METALIC PANELS		429,280.00	429,280.00				
07-1-500 ROOFING & SHEETMETAL		830,000.00	859,840.00				
07-1-900 SEALANTS & CAULKING		75,000.00	75,000.00				
08-1-100 METAL DOORS & FRAMES		100,000.00	100,000.00				
08-1-110 DOOR INSTALLATION		125,000.00	125,000.00				
08-1-360 OVERHEAD DOORS		35,000.00	35,000.00				
08-1-700 FINISH HARDWARE		200,000.00	200,000.00				
08-1-800 GLAZING		1,147,728.00	1,147,728.00				



TOWN OF PELHAM

16-900/PELHAM MULTI PURPOSE CENTRE

Invoice ID: 2782

Date: 7/31/17

Item Id	Description	Original Contract Amount	Revised Contract Amount	%	Completed To Date	Less Previous Billings	Total This Invoice
<u>Original Contract</u>							
09-1-250	DRYWALL & ACOUSTICS	866,020.00	1,350,350.00	28.6	385,960.00	152,719.50	233,240.50
09-1-600	FLOOR TREATMENT	1,685,759.00	1,685,759.00				
10-1-010	SPECIALTIES	400,000.00	400,000.00				
11-1-015	ROOF ANCHORS		61,685.00	50.0	30,847.50	2,500.00	28,347.50
11-1-480	ATHLETIC EQUIPMENT	174,942.00	174,942.00				
11-1-484	ARENA DASHER BOARDS	450,000.00	450,000.00				
12-1-700	SEATING & CHAIRS	190,000.00	190,000.00				
14-1-200	ELEVATORS	170,000.00	107,335.00	22.7	24,333.75	24,333.75	
15-1-100	MECHANICAL	3,900,000.00	4,096,753.96	18.7	766,685.00	593,147.26	173,537.74
15-1-300	FIRE PROTECTION & SPRINKLERS	290,000.00	277,974.00	31.3	86,987.50	70,342.00	16,645.50
15-1-400	REFRIGERATION						
15-1-650	REFRIGERATION	1,400,000.00	1,400,000.00	13.6	190,773.70	190,773.70	
16-1-100	ELECTRICAL	2,900,000.00	1,900,000.00	21.5	407,860.98	361,325.40	46,535.58
90-1-101	LANDSCAPE ALLOWANCE		50,000.00				
90-1-104	SIGNAGE ALLOWANCE	95,000.00	95,000.00				
90-1-106	TESTING ALLOWANCE	125,000.00	182,080.04	42.9	78,170.78	72,043.68	6,127.10
90-1-124	SOUND SYSTEM ALLOWANCE	70,000.00	70,000.00				
90-1-128	SECURITY SYSTEM ALLOWANCE	60,000.00	60,000.00				
90-1-134	SCORECLOCK ALLOWANCE	80,000.00	80,000.00				
90-1-140	OWNER EQUIPMENT ALLOWANCE	1,000,000.00	1,000,000.00				
90-1-220	BELL/TV CABLE ALLOWANCE	50,000.00	50,000.00				
90-1-296	TENANT IMPROVEMENT ALLOWANCE	150,000.00	100,000.00				
92-1-001	COORDINATION ALLOWANCE	500,000.00	457,722.89				
95-1-001	MANAGEMENT FEE	1,012,814.00	1,012,814.00	54.2	548,751.00	488,982.00	59,769.00
	Subtotal	35,578,594.00	35,320,320.71	29.9	10,573,438.18	9,437,743.02	1,135,695.16



TOWN OF PELHAM

16-900/PELHAM MULTI PURPOSE CENTRE

Invoice ID: 2782

Date: 7/31/17

Additions to Contract

CO-0-001 ADD COOLING TO HOCKEY CHANGE F	100,650.00					
CO-0-002 FRAMING FOR ROOF ACCESS	5,855.33	100.0	5,855.33	5,855.33		
CO-0-003 MECH PIT FOR GREASE INTERCEPTO	24,729.31	100.0	24,729.31	24,729.31		
CO-0-004 RAISE FOUNDATION TOP	3,492.06	100.0	3,492.06	3,492.06		
CO-0-005 REVISE GYM BRICK SEATS	11,992.71	100.0	11,992.71		11,992.71	
CO-0-006 COORDINATE BRACING	695.64	100.0	695.64	695.64		
CO-0-007 MODIFY GYM TRUSS	26,760.38	100.0	26,760.38	26,760.38		
CO-0-008 ADD 13 BLEACHER SADDLES	29,496.53	100.0	29,496.53	29,496.53		
CO-0-009 DELETE 2 NORTH SIDE RAKERS AND	-6,209.00	100.0	-6,209.00	-6,209.00		
CO-0-010 DELETE 3 MANDOOR FRAMES, INCRE	-4,857.00	100.0	-4,857.00	-4,857.00		
CO-0-011 STUB BEAMS FOR NORTH PRECAST	4,391.86	100.0	4,391.86	4,391.86		
CO-0-012 DELETE 2ND FLOOR ARENA SCREEN	-6,785.50	100.0	-6,785.50	-6,785.50		
CO-0-014 DELETE SCREEN SUPPORT PLATE	-33,737.00	100.0	-33,737.00	-33,737.00		
CO-0-015 ADD SCREEN HEAD SUPPORT	17,368.34	100.0	17,368.34	17,368.34		
CO-0-016 ACCOUSTIC DECK OVER LOBBY	19,105.90	100.0	19,105.90	19,105.90		
CO-0-017 ELEV BEAMS & GIRTS FOR IMP	13,196.86	100.0	13,196.86	13,196.86		
CO-0-021 STACKED HSS & PLATE TO SUP MAS	31,247.04	100.0	31,247.04	31,247.04		
CO-0-022 SINGLE HSS TO DOUBLE ALONG G.L	5,697.83					
CO-0-023 REVISED AREA DRAIN AND FROST S	3,154.83	80.4	2,535.78	664.52	1,871.26	
CO-0-024 ADDITIONAL EXTERIOR WALL	6,147.16	100.0	6,147.16		6,147.16	
CO-0-025 BRICK SUPPORT GL 17	2,043.11	100.0	2,043.11	2,043.11		
CO-0-026 DECK SUPPORT ANGLE FOR STAIRS	3,836.90	100.0	3,836.90		3,836.90	
Subtotal	258,273.29	58.6	151,306.41	127,458.38	23,848.03	
Total	35,578,594.00	35,578,594.00	30.1	10,724,744.59	9,565,201.40	1,159,543.19
Less Holdback				1,072,474.48	956,520.15	115,954.33
Total Net of Holdback				9,652,270.11	8,608,681.25	1,043,588.86