Notes on PCG meeting, 21 July at Tim’s Office, 10 am

Present: Maria, Tim, Catherine, Stefan, Rainer, Alex, Frances

A meeting to discuss the Unit title process, plans, ownership structures, progress and timeline is needed with the surveyors, Calvin from S & W, Simon Milne from McMillan & Co (our lawyers), Stefan, Tim, Maria and some members of the PCG. This will be organised for the week beginning 3 August.

(Note: this meeting has been confirmed for Monday 3 August at 10 am in the offices of our lawyers.)

1. Health & Safety: One incident on site, cutting of finger with saw – recovery going well
2. Requests for Information: These are fairly up to date.

RFI #20 (Stair nosings, treads and balustrades) is being worked through

1. Variations:

Total: $573,000

Claimed to date $425,000

#43 Change in flooring to High Street. Can we claim back the underlay from the initial flooring which is now not being used? Stefan to follow up.

Paint for C6 had been included in the price as it was to be a DCC unit but it will now have finish to undercoat as with other units. Maria asks if we can claim that back?

1. Extensions of Time

Calvin says that there was cleaning labour at the start and end of each day through Level 3 effectively shutting down the site for 2 hours per day.

We accept the Extension of time of 30 days, which reflects the lockdown period.

A new timeline will take us through to 20 January but we hope and expect them to finish before then. We will have a better idea after the meeting noted above.

1. Progress

The lining of Alva Street is going well as is the excavation and levelling in the courtyard. Our topsoil (or the equivalent) will be brought back in.

We had offered the brown shed to the builders and initially had no uptake but before we had time to indicate that we might keep it, it was snapped up by a digger driver and has now been removed. Tim will design a simpler bike shelter.

The fences between our site and the properties of Rosemarie and Megan have now been removed.

The path edging is not included in the contract so it is proposed that this is something we can do ourselves and Labour Weekend was suggested for a working bee for this. This will then allow the Hoggin paving to be put down, which is in the contract.

1. Budget

Remaining contingency is around $100,000, but taking into account everything that is to come, it is realistically $30,000.

1. Heritage Fence

Zealsteel have asked about the nib foundation for the missing piece of fence where the milk box was. Tim will draw this up today. We also need a drawing for the removal of the milk box.

Tim has received a quote for gates from Mr. Campbell but we need to get the one in from Frank Scurr so that we can compare prices.

Also needed is a more detailed drawing for the kerbing and angle parking. Tim will meet with Hall Bros to progress this and get back to the DCC.

We also need an instruction for the removal of the brown shed.

1. Maria has applied for an extension of time with the DCC for the completion of the build.
2. Treads on the outdoor stairs.

There is concern that concrete will expand and contract and maybe crack. Stefan suggests we look at a more robust compound. Tim will talk to Warren, the engineer, about this.

1. Two window panes seem to be loose and one has been broken. We will ask S & W to check all of the windows as now would be the time to re-order. Any window faults are covered through our contract with ehaus. Tim will issue a CAN.