

18 November 2019

Urban Cohousing Otepoti Limited
PO Box 7103
Mornington
Dunedin 9040

High Street Cohousing Development Status Report – November 2019

Please find below our status report for the above-mentioned project.

Contractor:	Stevenson & Williams		Report Issue Date:	18/11/2019
Project Manager:	Reece Building Consultants		Period From:	14/10/2019
Lead Designer:	Architype		Period To:	18/11/2019
Health & Safety Summary				
	This Period	To Date		
Accidents	0	7		
Incidents/Near Misses	0	0		
Summary:				
<ul style="list-style-type: none"> - The table above will be updated throughout the construction phase to show the reported incidents, near misses and accidents. Also included will be details of how the 'loop' was closed off to mitigate the same or similar instances reoccurring. - The main contractor has provided a copy of their SSSP which has been reviewed by the Client and deemed appropriate for the nature and scale of the work being undertaken. - Consideration is being given to appointing a specialist H & S consultant to review the main contractor's performance in relation to their policies and procedures. Should this not be adopted, the project manager will undertake such reviews. - No incidents, near misses or accidents have been reported during the period covered by this report and the contractor is adhering to safe working practices. 				
Requests for Information (RFI) - Received/Responses (this period)				
			Pending	Responded
RFI # 16	Washing machine layout, Ground levels near workshop			
No RFI # (3)	Plan required for stormwater in neighbouring property			
No RFI # (4)	Additional details for upstand to canopies			
RFI # 17	Various electrical queries			
RFI # 18	Boundary confirmation and existing ground levels			
Outstanding from Previous Period(s)				
RFI # 1	Revised benchtop selections			
RFI # 11	Stair landing details, Emergency lighting specification,			
RFI # 13	Confirmation of plumbing fixtures for Alva Street Units			
No RFI # (1)	Fire alarm specifications			
No RFI # (2)	Intumescent painting scope			
RFI # 15	Main switchboard location			
Responded			Partial Response	
Pending				
RFI Commentary				

- RFI # 13 relates to a minor discrepancy with the specified fittings (bath v shower in A3) which is still to be addressed.
- No RFI (1) - This item relates to the differences between the fire alarm requirements to the High and Alva Street building as detailed in the tender and ultimate building consent versions. The contractor has provided revised pricing and the scope/costs are currently with the designers for review. Approval will be subject to PCG review.
- No RFI (2) - This item relates to the additional intumescent painting required to the structural steel. Pricing has been received and approval is subject to PCG review.
- RFI # 15 - This item relates to the final location of the main switchboard. This item is currently being priced by the contractor.
- RFI # 16 - This item relates to confirmation of the layout of the washing machine water supplies and an issue with the ground levels adjacent to the workshop.
- No RFI (3) - The contractor has requested a plan to accompany the instruction issued for the relocation of the stormwater in the neighbouring property easement. Building consent issues (if any) also need to be addressed.
- No RFI (4) - This item relates to the steel canopies. An instruction has been issued showing further detail, however the contractor has asked if the 50mm upstand needs to be incorporated as the panels are already manufactured.
- RFI # 17 - This item relates to various electrical queries including wiring to the ventilation system and feeds for the emergency lighting.
- RFI # 18 - This item requests confirmation of the boundary on the Montpellier Street corner and details of how the ground levels of the existing footpaths are to be addressed.

Variation Price Requests (to date - running total)			
Variation Number:	Subject:	Pending/ estimated cost	Confirmed/ claimed
VPR01	Surveyor costs for set out		\$2,076.00
VPR02	Removal of existing foundations		\$3,174.98
VPR03	Auguring and concrete in relation to Geotech investigations		\$2,389.23
VPR04	Common house roof framing		\$9,830.68
VPR05	Common house floor levelling		\$2,136.00
VPR06	Site remediation		\$234,194.02
VPR07	Cladding to common house guest rooms	\$3,500.00	
VPR08	Credit for High and Alva roofing	-\$10,000.00	
VPR09	Common house roof replacement		\$48,131.00
VPR10	Additional floor area to M2		\$1,145.00
VPR11	Common house gable cladding	\$2,500.00	
VPR12	M1 foundation footing		\$1,238.00
VPR13	Lower sills to M3 windows		\$215.00
VPR14	Hot water system to common house	\$3,269.67	
VPR15	Common house plumbing fixtures	\$3,774.87	
VPR16	Adjustment to common house window heights		\$756.33
VPR17	Change cladding from larch to FC	-\$16,174.00	
VPR18	Chorus fibre installation	\$5,536.88	
VPR19	Survey of drainage easement		\$399.00
VPR20	Wood burner to common house	\$3,329.60	
VPR21	M3 sliding door	\$3,500.00	
VPR22	C6 Benchtop (SS to Formica) possible credit	TBC	
Not issued/confirmed	Tent hire	\$10,000.00	
Not issued/confirmed	Fire alarm alterations	\$28,000.00	
Not issued/confirmed	Trenching to fibre and electrical	\$30,534.66	
Not issued/confirmed	Additional fill to retention tank base	\$1,000.00	
VPR23	Replace damaged foul water inspection point	\$800.00	
Not issued/confirmed	Additional intumescent painting	\$33,000.00	
Estimated Cost		Confirmed/Claimed	
Variation Commentary			
- VPR07 relates to the decision to replace the plaster cladding surrounding the guest rooms with corrugate (to match the adjacent). This work is still to be completed and claimed.			

- VPR08 is the credit received from the contractor to substitute the specified 0.5 corrugate roofing with 0.4 material. This credit will be incorporated into future claims.
- VPR11 is for the replacement of a small section of plastered cladding above the roof line of the common house. This will be replaced with corrugate to minimise future maintenance and provide a more weathertight solution.
- VPR12 relates to the confirmed details for the additional footing required to the exterior wall of the M1 unit.
- VPR14 relates to the installation of the heat pump hot water system to the common house. While the costs have been confirmed, this item has not yet been claimed.
- VPR15 relates to the decision to upgrade the plumbing fittings to the common house. As agreed, these costs will not be attributed to the individual unit owners.
- VPR17 relates to the credit offered by the contractor for changing the Larch cladding to fibre cement. This credit has since been accepted and an instruction issued accordingly.
- VPR18 relates to the confirmed cost of the fibre installation. This does not include the costs for the trenching which are currently with the group for approval/review (see below).
- VPR19 is an allowance for the surveying of the easement through the neighbouring property. This item has since been claimed and confirmed.
- VPR20 is the supply costs for the wood burner to the common house (as quoted by the contractor). Still to be claimed.
- VPR21 relates to the costs associated with the supply of the sliding door to M3. This item was excluded from the schedule supplier to the contractor at the time of tendering. Still to be claimed.
- VPR22 relates to the potential credit for changing the C6 benchtop from stainless steel to Formica. A credit (if any) is yet to be confirmed.
- VPR23 relates to the replacement of the inspection point to the foul water system adjacent to the common house. The contractor was unable to move the existing without structure without damaging this.

Please note that the items marked 'Not issued/confirmed' have not yet had instructions issued to proceed and are either pending pricing from the contractor or group approval. The exception to this is the tent hire for the SIPS storage which is an ongoing item to be charged out at the hire rate. The contractor has advised that the tent will be dismantled at the end of November.

The costs provided by the contractor relating to the trenching required for the fibre and electrical install have been included above. The figure accounts for the offset of the original \$10,000 provisional sum. The contractor is currently pricing a revised approach to this which utilises site won material for backfilling in some areas. The final costings for this are dependent on the location of the main switchboard (yet to be confirmed).

The item for additional fill to the retention tanks base is due to the excavation being complete at the time the instruction was issued to raise the tank. As such, the base is required to be filled and compacted.

The cost detailed for the intumescent painting and fire alarm alterations are estimates based on the pricing received from the contractor. The pricing received thus far does not include contractor's margins.

Programme Commentary

- The contractor commenced work on site on 23 October 2018. This is approximately four weeks prior to the initial plan. Given the delays experienced due to the required site remediation, a revised contract period has been agreed to with an extension of approximately 15 weeks. The revised contract completion date is 24 November 2020.

Further EOT's Submitted:

- 3.5 working days - Approved
- 3.0 working days - Approved
- 2.0 working days - Approval Pending

The EoT claim for the two days (yet to be approved) was received on 4 November and was for rain delays experienced on 22, 30 and 31 October.

- Work to the common house is continuing as resources allow. As originally planned, the contractor is concentrating their resources on the High Street Units and will utilise the common house building for wet weather work from here on. Linings are well underway in these units with the first of the blower door tests being recently completed.

- Roof claddings are nearing completion on the High Street block with the majority of the exterior joinery now installed. Ceiling battens are being installed on the interior in preparation for the services first fix.

- The structural steel for the Alva Street block is underway and approximately 25% of the panels have been installed.

- Aurora appear to have completed the installation of the new power supply (final connection pending).

- A request has been sent to the contractor asking them to provide an updated programme of the works. The physical situation on site differs from what was originally proposed with the High Street Block being well ahead of the

programme and the Alva Street buildings being behind. Overall progress is tracking well although the updated programme is required to accurately reflect the status of the project.

Risk Management

- Public/Visitor Safety. The remainder of the site is fenced off. Hazard boards have been installed and contractor is ensuring all visitors to the site sign in on their register and are inducted. **The contractor has asked that all visitors (including group members) contact them before entering the site.**

- Hazardous Substances. No indications of hazardous substances (asbestos) have been detected during the early demolition phases of the common house or within the ground on the main site. The contractor is aware that if they have any suspicion of such materials, they should stop work immediately and have the material tested. Given the current stage of the project, it is likely that the chances of discovering any hazardous substances are now minimal.

- Traffic Movements. Traffic movements to and from the site have decreased with the completion of the site remediation works. No issues have been noted as a result of this. No further issues have been raised by the DCC or the public in relation to the excavation adjacent to the High Street reserve. This is being monitored at the fortnightly site meetings.

Budget Summary

	ACTIVITY	BUDGET	PAID TO DATE	FORECAST TO COMPLETION
1	Architect	\$ -	\$ -	\$ -
2	Structural Engineer	\$ -	\$ -	\$ -
3	Mechanical Engineer	\$ -	\$ -	\$ -
4	Electrical Engineer	\$ -	\$ -	\$ -
5	Acoustic Engineer	\$ -	\$ -	\$ -
6	Quantity Surveyor	\$ -	\$ -	\$ -
7	Project Manager	\$ -	\$ -	\$ -
8	Main Contractor	\$ 7,967,646.00	\$ 3,673,104.24	\$ 8,373,826.92
9		\$ -		
10		\$ -		
11		\$ -		
12		\$ -		
	Contingency	\$ 500,000.00	\$ -	\$ 93,819.08
	Sub-Total	\$ 8,467,646.00	\$ 3,673,104.24	\$ 8,467,646.00
	Additional Work Items			
1		\$ -	\$ -	\$ -
2		\$ -	\$ -	\$ -
3		\$ -	\$ -	\$ -
4		\$ -	\$ -	\$ -
5		\$ -	\$ -	\$ -
6		\$ -	\$ -	\$ -
	Project Total	\$ 8,467,646.00	\$ 3,673,104.24	\$ 8,467,646.00
	(All figures are exclusive of GST)			

Budget Commentary

- The original contingency value of \$500,000.00 has been adjusted to \$93,819.08 to reflect the estimated and confirmed value of the variations to date. The shift in the figure provided in the previous report is primarily due to the inclusion of the costs for the fire alarm alterations and the additional intumescent painting.
- The estimated value of the variations to date equates to \$406,180.92
- As mentioned in the previous report, it is assumed that all consultant fees in relation to the site remediation will be accounted for within the group's overall budget.
- Please note that all figures quoted in this report are exclusive of GST.

Please feel free to contact me should you have any questions in relation to the above.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'S. Box', written in a cursive style.

STEFAN BOX
Director/Project Manager
REECE BUILDING CONSULTANTS LTD.