PCG meeting notes, 18 February, 2020

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

All present so no apologies

1. Health and safety

One accident reported in the last period involving bracing straps. Appropriate response and wayward straps to be nailed down.

1. Requests for Information (RFIs)

No current formal requests. Two on the go are

* Location of gas bottle location for M2 – addressed
* Main switchboard location – the pricing came back too high so Calvin sent it back to Halls Bros for review. We are expecting Aotea’s pricing in the next few days.

1. Variations

* Strengthening of sliding door mechanisms
* Replacement of CH entry door

Both approved.

Variations pending

* Trenching
* Drainage easement
* Alterations to entry canopies

1. Programme

* An extension of 1.5 days will be requested for heavy rain in early February. Stefan has urged S & W to get these requests in promptly.
* Not a lot happening in CH at present
* High Street roof completed and 80% of courtyard cladding on, undercoated and top coat going on.
* Final inspection of this stage by DCC mid March.
* Alva Street – last SIP panel up; roof framing completed.

Well ahead on High and on time with Alva but no revised completion date yet.

1. Risk management – no change
2. Budget - Contingency down to $273,000 for whole project
3. Stephen Edge seems happy with progress
4. Drawing of kerbing and Alva Street parking needed for quote. Tim to supply.
5. Drainage quote of $7,071.20 + GST Approved by PCG group

Alex to contact Megan to say we expect the job to be booked in for approx. 4 weeks’ time (we need to have the consent from DCC before beginning)

10. Plans

* Client has requested changes to A3 – more acoustic installation and some rearrangement to bathroom layout. Quote received, Maria will follow up. UCOL will be invoiced and this will be passed on to client.
* A5 – portion of upstairs wall not drawn in. Tim to follow up.

1. S & W say we need to approve outdoor lights on High Street block. Tim will go through plans and check what the problem is here.
2. Is there a need for a satellite dish on High Street ? (all units have cable to roof area to connect to dish or aerial). Those who want this need to form a small group to progress. It could be done while scaffold in place or after build completion by hire of cherry picker. Alex will put this on agenda for next group meeting on 27th.
3. We have been told we need to make a service request for electricity.

S & W want to replace the temporary switchboard in CH with a new one. Stefan will email Calvin to clarify what is required.

1. Member of Blueskin Energy interested in talking to us re solar. Alex to follow up.
2. Maria visited new Cohousing group in Grey Lynn.

* They have opted for 1 electrical supplier and 1 Internet provider
* They have got considerable savings on material supplies
* All will go with KB for individual mortgages and will get reduced interest rates.

Maria will get more information and present it to the next full meeting.

1. We need a laundry container drawing showing electricity supply for the laundry and brown shed (fed from laundry). Tim to do.
2. House-numbering – no-one very keen on being #13. Maybe miss this one out. Maria to get back in touch with DCC re our plan for numbering.
3. Rosemarie and Heritage Fence.

A big thank you to Rosemarie for all of her work on this. Rainer thinks we need to allocate $50,000 for kerbing (not in original budget) and $50,000 for our private fences. Openings must be done by September, but not gates necessarily. Rainer will bring the need for an active small group to support Rosemarie’s work to next full meeting.

Alex to do general email to all.