

18 March 2019

Urban Cohousing Otepoti Limited  
PO Box 7103  
Mornington  
Dunedin 9040

## High Street Cohousing Development Status Report – March 2019

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

<b>Contractor:</b>	Stevenson & Williams		<b>Report Issue Date:</b>	18/3/2019
<b>Project Manager:</b>	Reece Building Consultants		<b>Period From:</b>	18/2/2019
<b>Lead Designer:</b>	Architype		<b>Period To:</b>	18/3/2019
<b>Health &amp; Safety Summary</b>				
	<b>This Period</b>	<b>To Date</b>		
<b>Accidents</b>	1	2		
<b>Incidents/Near Misses</b>	0	0		
<b>Summary:</b>				
<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- Consideration is being given to appointing a specialist H &amp; 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.</li> <li>- One accident occurred and was reported during the period covered by this report. It involved an employee cutting their arm on a piece of metal bracing. First aid was administered on site and the employee was taken to ED where he received four stitches. He returned to work the same day. The 'close-off' for this incident is still underway and the methods adopted for mitigating the chances of a repeat of this incident will be forwarded once available.</li> </ul>				
<b>Requests for Information (RFI) - Received/Responses (this period)</b>				
			<b>Pending</b>	<b>Responded</b>
RFI # 6	Floor beam dimensions (High and Alva)			
<b>Outstanding from Previous Period(s)</b>				
RFI # 1	Colour/finishes scheme, joinery details, appliances and finishes			
			Responded	Partial Response
			Pending	
<b>RFI Commentary</b>				
<ul style="list-style-type: none"> <li>- The majority of the points raised in RFI #1 have been addressed. The outstanding items relate to material selections for which the contractor has requested earlier than would typically be expected. The colour/finishes schedule is a work in progress and items will be confirmed as they are selected. The appliances were confirmed on 18/3/19.</li> <li>- The previous report detailed an outstanding RFI which related to the fire ratings to the roof projections to the common house. This information is no longer required following the decision to proceed with the removal of these projections and the replacement of the roof.</li> </ul>				

- The outstanding RFI was received on 15/3/19 and has been forwarded to Tim to liaise with the structural engineer and provide a response.

Variation Price Requests (to date - running total)			
Variation Number:	Subject:	Pending/ estimated cost	Confirmed
VPR01	Surveyor costs for set out		\$2,076.00
VPR02	Removal of existing foundations		\$3,174.98
VRP03	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	\$230,000.00	
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	\$5,000.00	
VPR11	Common house gable cladding	\$2,500.00	
TBC	Fluctuation on window costs	\$14,000.00	
Estimated Cost		Confirmed/Claimed	
Variation Commentary			
<p>- VPR06 is the provisional figure provided for the site remediation. The ultimate costs of this will be subject to the amount of material required to be removed and imported from the site. The QS will be responsible for the valuation of this work following the receipt of the contractor's claim.</p> <p>- VPR07 relates to the decision to replace the plaster cladding surrounding the guest rooms with corrugate (to match the adjacent).</p> <p>- VPR08 is the credit received from the contractor to substitute the specified 0.5 corrugate roofing with 0.4 material.</p> <p>- VPR09 is the confirmed value of the roof replacement the common house. This is the adjusted figure following the decision not to replace the section over the former Library.</p> <p>- VPR10 relates to an additional small area of timber flooring required to Unit M2</p> <p>- 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.</p> <p>- The final item for which no VPR number has been allocated relates to the expected cost fluctuations for the window purchase.</p>			

Programme Commentary
<p>- 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 will need to be discussed and agreed.</p> <p>- Work to the common house is well underway with the structural work nearing completion. Linings are underway and the roofing material is on site ready for installation.</p> <p>- Work on the remediation of the High and Alva Street platforms commenced on 1/3/19. The High Street platform is nearing completion with the final testing scheduled for the week beginning 18/3/19. Work will commence on the Alva Street platform the same week and (weather permitting) is scheduled for completion in the first week of April.</p>
Risk Management
<p>- <u>Public/Visitor Safety</u>. <i>The remainder of the site has now been fenced off. Hazard boards have been installed and contractor is ensuring all visitors to the site sign in on their register and are inducted.</i></p> <p>- <u>Hazardous Substances</u>. <i>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.</i></p>

- Traffic Movements. Traffic movements to and from the site have increased with due to the site remediation works. No issues have been noted as a result of this.

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	\$ 1,162,295.74	\$ 8,278,307.89
9		\$ -		
10		\$ -		
11		\$ -		
12		\$ -		
	Contingency	\$ 500,000.00	\$ -	\$ 189,338.11
	Sub-Total	\$ 8,467,646.00	\$ 1,162,295.74	\$ 8,467,646.00
	Additional Work Items			
1		\$ -	\$ -	\$ -
2		\$ -	\$ -	\$ -
3		\$ -	\$ -	\$ -
4		\$ -	\$ -	\$ -
5		\$ -	\$ -	\$ -
6		\$ -	\$ -	\$ -
	Project Total	\$ 8,467,646.00	\$ 1,162,295.74	\$ 8,467,646.00

#### Budget Commentary

- The original contingency value of \$500,000.00 has been adjusted to \$189,338.11 to reflect the estimated and confirmed value of the variations to date. The shift in this figure from the last period is predominantly due to the inclusion of the allowance for the site remediation and the decision to proceed with the replacement of the roof to the common house.

- The estimated value of the variations to date equates to \$310,661.89 of which \$230,000 (estimated) relates to the costs for the site remediation.

- 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 'Stefan Box', written in a cursive style.

**STEFAN BOX**  
Director/Project Manager  
REECE BUILDING CONSULTANTS LTD.