

16 March 2020

Urban Cohousing Otepoti Limited
PO Box 7103
Mornington
Dunedin 9040

High Street Cohousing Development Status Report – March 2020

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

Contractor:	Stevenson & Williams		Report Issue Date:	16/3/2020
Project Manager:	Reece Building Consultants		Period From:	17/2/2019
Lead Designer:	Architype		Period To:	16/3/2020
Health & Safety Summary				
	This Period	To Date		
Accidents	2	11		
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. - Two accidents were reported during the period covered by this report. The first of these occurred when a worker knocked their elbow on a scaffolding bracket while climbing down a ladder. No medical treatment was required and the worked continued on with their duties. Following the incident, all similar brackets were checked and turned around to mitigate the chances of this reoccurring. The second involved a worker cutting their leg on a bracket while carrying windows. The resulting laceration was treated on site and no further medical treatment was required. To reduce the risk of a similar incident occurring, process have been put in place to ensure that all brackets are turned in before the units are lifted. - The toolbox meeting minutes being provided confirm that the contractor is regularly reviewing their emergency procedures. 				
Requests for Information (RFI) - Received/Responses (this period)				
			Pending	Responded
No Formal RFI	Common house ceiling solution			
No Formal RFI	Confirmation of light fittings			
No Formal RFI	Positioning of MSB, design of foundations and wall			
No Formal RFI	Amended details relating to D unit stair walls			
No Formal RFI	Light switch locations (D Units)			
Outstanding from Previous Period(s)				
N/A				
Responded		Partial Response		Pending

RFI Commentary

All formal RFI's from the contractor have been addressed. The items stated above are general queries that do not have a formal number allocated to them. These are discussed at the fortnightly site meetings.

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	\$2,920.10	
VPR22	C6 Benchtop (SS to Formica) possible credit	TBC	
VPR23	Replace damaged foul water inspection point	\$800.00	
VPR24	Remove and lower concrete to common house exterior	\$1,500.00	
VPR25	Replace common house entry door	\$3,467.41	
VPR26 (not issued)	Timber deck to common house	\$5,000.00	
VPR27	Fire alarm alteration	\$26,761.00	\$2,676.00
VPR28	Intumescent painting	\$32,784.00	
VPR29	Tent hire		\$12,932.00
VPR30	Sliding door mechanisms	\$582.60	
VPR31	Drainage through easement	\$7,071.20	
VPR32	Replace 3 x baths to H Units	\$219.56	
VPR33	Relocation of MSB	\$5,538.75	
VPR34	Trenching to fibre and electrical	\$49,708.12	
Not issued/confirmed	Additional fill to retention tank base	\$1,000.00	
Not issued/confirmed	Alterations to entry canopies	\$6,220.00	
Estimated Cost		Confirmed/Claimed	

Variation Commentary

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 costs provided by the contractor relating to the trenching required for the fibre and electrical install have been included above and an instruction issued to proceed. The figure accounts for the offset of the original \$10,000 provisional sum.

The variations issued this period relate to the drainage through the neighbouring property, replacement of 3 x baths, relocation of the MSB and the trenching works. Please note that the design for the foundations relating to the MSB are still being confirmed and will likely incur an additional cost.

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 - Approved
- 1.5 working days - To be approved

S & W submitted an EoT claim on 19/2/20 for 1.5 days. This request has yet to be formally approved by the PCG.

- Work to the common house is continuing however is largely being deferred for wet weather days.
- The cavity battens to the High Street units are complete with approximately 50% of the cladding installed and painted. Linings have been completed to some of the ground floor units allowing stopping to progress.
- Work to the Alva Street units is moving forward well with the roof coverings now complete.
- The retaining walls for the carparking area adjacent to the common house have been completed.
- Bulk excavation of the central courtyard has commenced as has trenching for the services.
- The drainage through the easement within the neighbouring property is set to commence on 30 March and be completed within a week (weather permitting).
- An updated programme has been supplied by the contractor which shows them well ahead on progress for the High Street units. The roof coverings to the Alva Street units were scheduled for installation during May and have since been completed (suggesting that the contractor is slightly ahead of their planned programme).

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.** No issues have been raised in relation to intruders or vandalism.*

- 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
Main Contractor	\$ 7,967,646.00	\$ 4,980,154.40	\$ 8,425,573.50
Contingency	\$ 833,992.00	\$ -	
Less anticipated professional fees (via Rawlinsons)			\$ 100,696.96
Less anticipated interest (via Rawlinsons)			\$ 28,411.00
Remaining Contingency			\$ 246,956.54
Sub-Total	\$ 8,801,638.00	\$ 4,980,154.40	\$ 8,801,638.00
Additional Work Items			
1	\$ -	\$ -	\$ -
2	\$ -	\$ -	\$ -
3	\$ -	\$ -	\$ -
4	\$ -	\$ -	\$ -
5	\$ -	\$ -	\$ -
6	\$ -	\$ -	\$ -
Project Total	\$ 8,801,638.00	\$ 4,980,154.40	\$ 8,801,638.00
(All figures are exclusive of GST)			

Budget Commentary
<ul style="list-style-type: none"> - The original contingency value of \$500,000.00 which was allocated to the construction budget has been amended to reflect the overall project contingency. The revised value is \$833,992.00. - Taking into account the anticipated professional fees and interest (as provided by Rawlinsons) and the value of the confirmed and anticipated construction variations, the remaining contingency is \$246,956.54. Please note that the previous month's invoices have not yet been provided to Rawlinsons (from the accountant) and as such, last month's figures have been used. - The main factors in this month's change to the contingency value relate to the approval and issuing of VPR33 and VPR34. - The estimated value of the construction related variations to date equates to \$457,927.50 - Please note that all figures quoted in this report are <u>exclusive</u> of GST.

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

Yours Faithfully,



STEFAN BOX
 Director/Project Manager
 REECE BUILDING CONSULTANTS LTD.