

15 July 2019

Urban Cohousing Otepoti Limited
PO Box 7103
Mornington
Dunedin 9040

High Street Cohousing Development Status Report – July 2019

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

| | | | | |
|---|--|----------------|---------------------------|------------------|
| Contractor: | Stevenson & Williams | | Report Issue Date: | 15/7/2019 |
| Project Manager: | Reece Building Consultants | | Period From: | 17/6/2019 |
| Lead Designer: | Architype | | Period To: | 15/7/2019 |
| Health & Safety Summary | | | | |
| | This Period | To Date | | |
| Accidents | 1 | 4 | | |
| 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. - One accident was reported during the period covered by this report. This involved a worker standing up and hitting their head on the above scaffold. The injury was considered relatively minor and the worker did not require any specialist treatment off-site. The worker was sent home for the rest of the day and the contractor arranged for them to be picked up. The accident form has been submitted to the project manager which details the mitigation actions. This involves making the wearing of hardhats on site a requirement. - There were no incidents or accidents within the period covered by this report that were deemed significant enough to warrant investigation by the contractor's H & S management team. | | | | |
| Requests for Information (RFI) - Received/Responses (this period) | | | | |
| | | | Pending | Responded |
| RFI # 12 | Sumps and finished footpath levels | | | |
| | | | | |
| Outstanding from Previous Period(s) | | | | |
| RFI # 9 | M3 sliding door details | | | |
| RFI # 11 | Emergency lighting and stair landing details | | | |
| Responded | | | Partial Response | |
| Pending | | | | |
| RFI Commentary | | | | |
| - RFI # 9 has been address in part with approval having been provided by MacLeod & Associates to proceed with the switchboard build. Confirmation is required for the shower to H3 has been provided. Details are required for the sliding | | | | |

door to M3. The joinery contractor is out of the country currently, but Tim has confirmed the detail can be finalised once a discussion is held.

- RFI # 11 relates to structural connections to the exterior stairs and landings which has been addressed by BMC. Initial details have been provided although included additional work not required to the paths. This detail is being amended and will be reissued to the contractor for pricing. The second part of the RFI relates to the differences between the emergency lighting detailed in the tender documents and the final issue for the building consent. This item is still outstanding.
- No RFI - 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 group and designers for review.

| 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 |
| 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 | \$3,000.00 | |
| 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 | \$4,000.00 | |
| Not issued/confirmed | Change cladding from larch to FC | -\$5,000.00 | |
| Not issued/confirmed | Tent hire | \$10,000.00 | |
| Not issued/confirmed | Chorus fibre installation | \$5,536.88 | |
| Not issued/confirmed | Fire alarm alterations | \$14,867.07 | |
| Estimated Cost | | Confirmed/Claimed | |
| Variation Commentary | | | |
| <ul style="list-style-type: none"> - VPR06 (site remediation) has now been confirmed with a final cost of \$234,194.02. - 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. - 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. This work has been completed and claimed. - VPR10 relates to an additional small area of timber flooring required to Unit M2 with the final costs being claimed at \$1,145.00. - 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. - VPR13 relates to an adjustment required for the window sill heights to unit M3. This cost has since been claimed and confirmed at \$215.00. - 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. | | | |

VPR16 relates to the requirement to adjust the lintel heights in the common house to accommodate the sizes of the windows supplied. The figure shown above is an estimate.

- The supplier has confirmed that no fluctuations are applicable for the purchase of the window joinery.

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. Please also note that the figure for the Chorus fibre installation does not include the costs associated with the alternative system being investigated by the group.

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. Since this time, a further extension of time was received for a total of 3.5 working days due to inclement weather. This request has since been approved by the group.

- 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.

- The final stage of the High Street floor slabs has been poured with the installation of the ground floor SIPS panels approximately 50% complete. Work has commenced on the upper level with the scaffold installed for the first lift. SIPS panels have been installed on level 2 of the units adjacent to the reserve.

- The first stage of the slab to the Alva Street units is ready to pour pending inspection and sign-off from the structural engineer.

- The ground remediation is complete and the Geotech engineer is working with the contractor on the last of the information required to allow the PS4 to be issued.

- There have been no updates from Aurora at this stage to indicate a likely installation date of the new supply to the site.

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.*

- 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 | \$ 2,390,087.95 | \$ 8,304,310.40 |
| 9 | | \$ - | | |
| 10 | | \$ - | | |
| 11 | | \$ - | | |
| 12 | | \$ - | | |
| | Contingency | \$ 500,000.00 | \$ - | \$ 163,335.60 |
| | Sub-Total | \$ 8,467,646.00 | \$ 2,390,087.95 | \$ 8,467,646.00 |
| | Additional Work Items | | | |
| 1 | | \$ - | \$ - | \$ - |
| 2 | | \$ - | \$ - | \$ - |
| 3 | | \$ - | \$ - | \$ - |
| 4 | | \$ - | \$ - | \$ - |
| 5 | | \$ - | \$ - | \$ - |
| 6 | | \$ - | \$ - | \$ - |
| | Project Total | \$ 8,467,646.00 | \$ 2,390,087.95 | \$ 8,467,646.00 |
| | (All figures are exclusive of GST) | | | |

| Budget Commentary | |
|--|--|
| <p>- The original contingency value of \$500,000.00 has been adjusted to \$163,335.60 to reflect the estimated and confirmed value of the variations to date. The shift in this from last month primarily relates to allowances for the tent hire, chorus installation, fire alarm alterations and confirmation of the final site remediation costs.</p> | |
| <p>- The estimated value of the variations to date equates to \$336,664.40.</p> | |
| <p>- 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.</p> | |
| <p>- Please note that all figures quoted in this report are <u>exclusive</u> of GST.</p> | |

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.