

14 December 2020

Urban Cohousing Otepoti Limited
PO Box 7103
Mornington
Dunedin 9040

High Street Cohousing Development Status Report – December 2020

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

Contractor:	Stevenson & Williams		Report Issue Date:	14/12/2020
Project Manager:	Reece Building Consultants		Period From:	16/11/2020
Lead Designer:	Architype		Period To:	16/11/2020
Health & Safety Summary				
	This Period	To Date		
Accidents	0	15		
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. - There were no accidents or incidents noted in the period covered by this report. - The toolbox meeting minutes being provided confirm that the contractor is regularly reviewing their emergency procedures. - Level 1 protocols are in place for activities on site. 				
Requests for Information (RFI) - Received/Responses (this period)				
			Pending	Responded
No Formal RFI No.	A6 Benchtop selection (due to unavailability)			
No Formal RFI No.	Fire alarm panel shelter			
No Formal RFI No.	A6 light fittings			
Outstanding from Previous Period(s)				
Responded		Partial Response		Pending
RFI Commentary				
- Two (informal) RFI's are outstanding and these relate to the selection of the A6 light fittings and the fire alarm shelter.				

- All other RFI's have been addressed.

Variation Price Requests (to date - running total)			
Variation No:	Subject:	Pending/ Estimated Cost:	Confirmed/Claimed to Date:
VPR01	Surveyor (set out)	\$2,076.00	\$2,076.00
VPR02	Removal of existing foundations	\$3,174.98	\$3,174.98
VPR03	Augering for geotech	\$2,389.23	\$2,389.23
VPR04	Common house roof framing amendments	\$9,830.68	\$9,830.68
VPR05	Common House floor levelling	\$2,136.00	\$2,136.00
VPR06	Site remediation	\$234,194.02	\$234,194.02
VPR07	Cladding to common house guest rooms	\$3,500.00	\$1,394.00
VPR08	Credit for High and Alva roofing	(\$10,000.00)	(\$10,000.00)
VPR09	Common house roof	\$48,131.00	\$48,131.00
VPR10	Additional floor to M2	\$1,145.00	\$1,145.00
VPR11	Cladding to common house gable	\$2,500.00	
VPR12	M1 foundation footing	\$1,238.00	\$1,238.00
VPR13	Lower sills to M3 windows	\$215.00	\$215.00
VPR14	HWC to common house	\$3,269.67	\$3,269.67
VPR15	Common house plumbing fixtures	\$3,774.87	\$3,774.87
VPR16	Adjust lintels to Common House	\$756.33	\$756.33
VPR17	Change cladding from larch to FC	(\$16,174.00)	(\$16,174.00)
VPR18	Chorus Installation	\$5,536.88	\$5,536.88
VPR19	Survey of easement	\$399.00	\$399.00
VPR20	Supply of woodburner	\$3,329.60	\$3,329.60
VPR21	M3 Sliding Door	\$2,920.10	\$2,920.10
VPR22	C6 Benchtop (SS to Formica)	-	
VPR23	Replace damaged foul sump	\$800.00	
VPR24	Remove and lower concrete to common house	\$1,500.00	
VPR25	Replace common house entry door	\$3,467.47	\$3,467.47
VPR26	Timber deck to common house	\$5,000.00	
VPR27	Fire alarm alterations	\$26,761.00	\$26,761.00
VPR28	Intumescent painting	\$32,784.00	\$32,784.00
VPR29	Tent erection and hire	\$12,932.50	\$12,932.50
VPR30	Sliding door shutter mechanism	\$582.60	\$582.00
VPR31	Drainage through easement	\$7,071.20	\$7,071.20
VPR32	Replace 3 x baths to H Units	\$219.56	\$219.56
VPR33	Relocation of MSB	\$5,538.75	\$4,763.33
VPR34	Trenching	\$49,708.12	\$15,000.00
VPR35	MSB foundations	\$888.64	\$888.64
VPR36	Alterations to H3 Shower	\$2,015.26	\$2,015.26
VPR37	Alterations to entry canopies	\$6,220.00	\$6,220.00
VPR38	Balustrade fixings	\$5,604.60	\$5,604.60
VPR39	Common house ceiling repairs	\$8,616.28	\$8,616.28

VPR40	Hot water system	\$17,170.80	\$14,178.80
VPR41	A6 Louvres	\$4,848.60	
VPR42	Retaining walls and stairs to common house	\$5,212.06	
VPR43	Change in flooring to High Street	\$15,702.00	\$3,925.50
VPR44	A Unit wall hung basins	\$529.08	\$529.08
VPR45	Laundry sockets (CAN 61)	\$1,252.68	\$839.30
VPR46	Alternative light fittings	\$4,999.00	\$4,999.00
VPR47	Laundry alterations	\$10,364.12	\$5,730.00
VPR48	Water connection fees	\$7,791.22	\$7,791.22
VPR49	Lagging to vent pipes (CAN 83)	\$926.04	\$926.04
VPR50	Cap flashings to parapets	\$827.22	\$827.22
VPR51	D1 & D2 wall alterations	\$619.14	\$619.14
VPR52	Taping to intertenancy walls	\$26,815.78	\$26,815.78
VPR53	Service hatches for HVAC	\$516.18	\$516.18
VPR54	Patch walls for ventilation (H1)	\$206.65	\$206.65
VPR55	D2 island bechtop credit	(\$655.00)	
VPR56	Delete Painting to C6	(\$1,158.00)	(\$1,158.00)
VPR57	Adjust barrier height	\$679.80	
VPR58	Sump and Pump to entrance	\$3,532.08	
VPR59	Drainage to Mont St wall	\$4,335.68	\$4,335.68
VPR60	Concrete deck drainage	\$5,000.34	
VPR61	D Unit Understair Mains Cable Protection	\$712.20	\$712.20
VPR62	Alva Street fence nib wall	\$2,797.14	\$1,398.57
VPR63	Deletion of provisional sums	(\$42,000.00)	(\$42,000.00)
VPR64	Moisture barriers to floors	\$11,451.12	\$11,451.12
VPR65	A3 Balustrade	\$7,054.59	
VPR66	Guest Bathroom fitout	\$6,296.28	
VPR67	Seismic frame to HWC	\$11,118.05	
VPR68	Additional handrails & balustrades	1612.28	
VPR69	Asphalt thickness	\$8,645.00	
VPR70	Common house kitchen flooring	\$8,148.48	
VPR71	Common house kitchen electrical and plumbing	\$3,153.48	
TBC/Not issued	Additional fill for retention tank	\$1,000.00	
TBC/Not issued	Pack out wall for wastes	\$1,500.00	
TBC/Not issued	Additional tiling and stopping to bathrooms	\$1,516.20	
		\$606,572.63	\$469,305.68
Claimed to Date		Claimed in Full	
Estimated Cost		Confirmed/Quoted Cost	
Variation Commentary			
<p>- 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.</p> <p>- The changes to the variation value from last month relate to the approvals of VPRs 66 - 71.</p>			

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 (without further EoT's relating to weather and Covid-19) 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 - Approved
- 30.0 working days - Approved
- 20.0 working days - Pending

The 20 working day EoT submitted by the contractor relates to the additional painting required to achieve Code Compliance. Whilst acknowledgement of the request is necessary, approval can be granted on an 'as needed' basis if and when the additional time is required.

- M1 and M2 are effectively completed with the exception of the floor coverings. The linings to M3 are complete with the stopping scheduled to start on 21/12/20.
- The second stage of the balconies and stairs to the High Street complex has been poured and the pergolas to both stages have been installed. Linings are now 100% complete with only H5 to be undercoated. Joinery installation is nearing completion with the floor coverings being approximately 50% complete. The plumbing fit-off is nearing completion.
- The Alva Street units are at a similar stage of completion to the High Street building. Joinery has been installed to all units other than A6 which is expected to be on site the week commencing 21/12/20.
- Siteworks are underway with the importing of material to the street facing yard of the High and Alva Street units.

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. The contractor has set up Covid-19 safe working practices in line with industry standards.*

- 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	\$ 7,520,392.40	\$ 8,574,218.63
Contingency	\$ 833,992.00	\$ -	
Less anticipated professional fees (via Rawlinsons)			\$ 103,197.00
Less anticipated interest (via Rawlinsons)			\$ 28,411.00
Less CW insurance extension			\$ 25,582.19
Remaining Contingency			\$ 70,229.18
Sub-Total	\$ 8,801,638.00	\$ 7,520,392.40	\$ 8,801,638.00
Additional Work Items			
1	\$ -	\$ -	\$ -
2	\$ -	\$ -	\$ -
3	\$ -	\$ -	\$ -
4	\$ -	\$ -	\$ -
5	\$ -	\$ -	\$ -
6	\$ -	\$ -	\$ -
Project Total	\$ 8,801,638.00	\$ 7,520,392.40	\$ 8,801,638.00
(All figures are exclusive of GST)			

Budget Commentary

- 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 \$70,229.18. Also included in the contingency allowance is the amount expected to be required from the contingency sum to cover the extension of the contract works insurance policy.
- The estimated value of the construction related variations to date equates to \$606,572.63. The increase in the estimated variations costs from last month is due to the issuing of the variations 65 to 71.
- 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,



STEFAN BOX
 Director/Project Manager
 REECE BUILDING CONSULTANTS LTD.