

# AGENDA FINANCE AND PERFORMANCE COMMITTEE LATE ITEM

# 9AM, MONDAY 18 JUNE 2018

COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING 32 THE SQUARE, PALMERSTON NORTH



## **MEMBERSHIP**

Susan Baty (Chairperson) Jim Jefferies (Deputy Chairperson) Grant Smith (The Mayor) **Adrian Broad** Gabrielle Bundy-Cooke Vaughan Dennison Lew Findlay QSM

Leonie Hapeta Lorna Johnson Karen Naylor **Bruno Petrenas** 

#### Agenda items, if not attached, can be viewed at:

pncc.govt.nz | Civic Administration Building, 32 The Square City Library | Ashhurst Community Library | Linton Library

**Heather Shotter** Chief Executive, Palmerston North City Council

#### **Palmerston North City Council**

W pncc.govt.nz | E info@pncc.govt.nz | P 356 8199 Private Bag 11034, 32 The Square, Palmerston North





## FINANCE AND PERFORMANCE COMMITTEE MEETING

<u>18 June 2018</u>

## LATE ITEM

**15.** Papaioea Place Housing Redevelopment Construction ProgrammePage 5Memorandum, dated 11 June 2018 from the Parks & Property Manager,<br/>John Brenkley.Page 5



### MEMORANDUM

то:	Finance and Performance Committee
MEETING DATE:	18 June 2018
TITLE:	Papaioea Place Housing Redevelopment Construction Programme
DATE:	11 June 2018
AUTHOR/S:	John Brenkley, Parks & Property Manager, City Networks

#### **RECOMMENDATION(S) TO COUNCIL**

**1.** That the Construction Programme for the Papaioea Place Housing Redevelopment Project be Received.

#### 1. ISSUE

- 1.1 Papaioea Place housing project budget was approved by Council in the 14 May 2018 Finance and Performance Meeting. The contractor is then required to provide a programme of works to outline how the project is to be delivered. The programme has recently been provided to Council.
- 1.2 The resolution allowed for two additional units to be incorporated into Stage 1. The addition requires a variation to the resource consent and this will involve going to the neighbours consulted in the first round of the resource consent process. This process can occur in parallel to the construction stage.

#### 2. BACKGROUND

- 2.1 The Council Resolutions from Finance and Performance Meeting May 2018 were :-
- That an additional budget of \$52,992.00 plus GST be included for the provision of the Vlux Solar Tube, increase of ceiling insulation and 13mm Gib (re-instatement of 3 items from "potential savings").



- 2.3 2. That the Papaioea Place Housing Budget for Stage 1 be increased to \$8,427,200 (including GST) for consideration in Council's final 2018/28 10 Year Plan deliberations.
- That two additional units be included on the eastern row of Stage 1 for a sum of \$288,650 (including GST) for consideration in Council's final 2018/28 10 Year Plan deliberations.
- 2.5 4. That the variations schedule from Latitude Homes for Papaioea Place Development as approved in recommendations 1 to 3 be accepted and that work proceed in the 2017/18 financial year.
- 2.6 Resolution 3 allowed for two additional units to be incorporated into Stage 1. The addition requires a **Resource Consent Variation** to the resource consent and this will involve going to neighbours consulted in the first round of the resource consent process.
- 2.7 The architects will apply for a variation to the resource consent. The neighbours affected by the additional units will be taken through the implications of the variation by the project manager and shown why it is required. An affected person's form will need to be filled out by the neighbours. The plans will be updated to reflect the addition of the two units. The updated plans will need to be signed by the affected neighbours.
- 2.8 The two additional units are located in the area to be constructed as the last part of stage one. Work can start as originally planned near Papaioea Park with the resource consent variation process happening in parallel.
- 2.9 The **Construction Programme** programme is attached in **Appendix 1.** The contract has been signed with Latitude Homes and the variations accepted so that work can commence in the 2017/18 financial year.
- 2.10 A pre start meeting was held on site at Papaioea Place on Tuesday 29 May 2018. Present were project management staff from WT Partnership, BGBB architects, Latitude Homes and PNCC.
- 2.11 Latitude Homes were given possession of the site on 1 June 2018.



- 2.12 Latitude intend to work on construction of Portion 1A and 1B (12 units) at the same time as Portion 2A and 2B (18 units). This will result in completion of 30 units at the end of February 2019. This will complete the double line of units next to Papaioea Park. See Appendix 2 for overall staging plan. The 30 units will be available for tenant occupation.
- 2.13 Portions 3 (10 units) and 4 (10 units) will both commence from April 2019 and the final 20 units will be completed mid-November 2019 with a month to finish off external works and complete planning sign offs. The anticipated hand over of 50 units to Council will be on 10 December 2019.

#### 3. NEXT STEPS

3.1 The next steps are to work with WT Partnership and Latitude Homes to complete the project on time and on budget.

#### 4. COMPLIANCE AND ADMINISTRATION

Does the Committee have delegated authority to decide? If Yes quote relevant clause(s) from Delegations Manual <enter clause=""></enter>		
Are the decisions significant?	No	
If they are significant do they affect land or a body of water? Can this decision only be made through a 10 Year Plan?	No No	
Does this decision require consultation through the Special Consultative procedure?	No	
Is there funding in the current Annual Plan for these actions?	Yes	
Are the recommendations inconsistent with any of Council's policies or plans?	No	

#### **ATTACHMENTS**

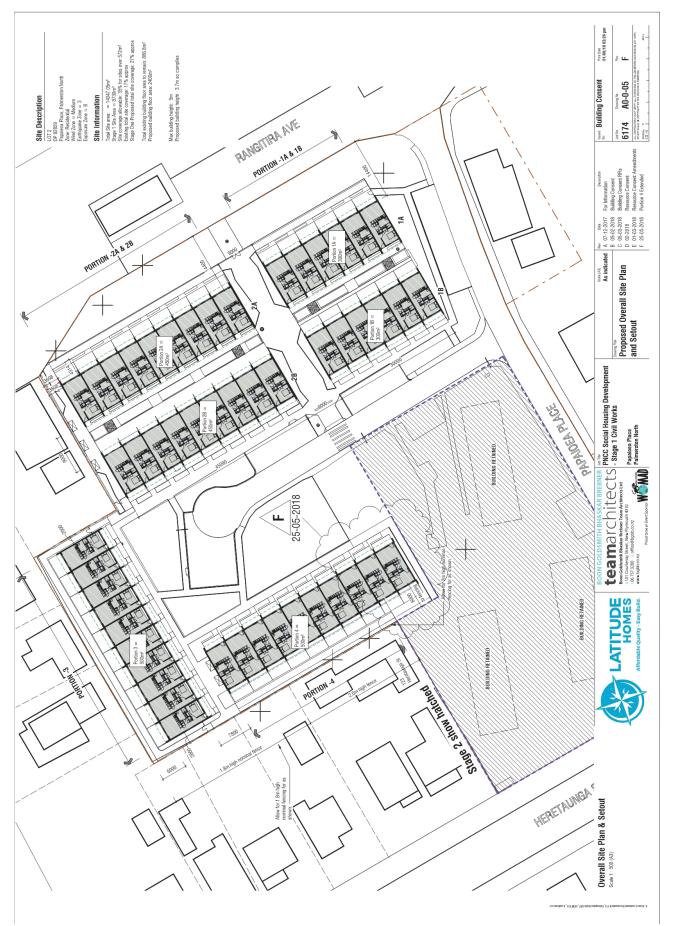
- 1. Papaioea Place Housing Construction programme 🕂 🛣
- 2. Staging Plan Construction Portions J

John Brenkley Parks & Property Manager



	Tachara	Chart	End 11	Duration		2018 2019 2020
	Task name	Start date		Duration	Apr	May         Jun         Jul         Aug         Sep         Oct         Nov         Dec         Jan         Feb         Mar         Apr         May         Jun         Jul         Aug         Sep         Oct         Jan         Feb         Mar         Apr         May         Jun         Jun         Aug         Sep         Oct         Nov         Dec         Jan         Apr         May         Jun         Jun         Aug         Sep         Oct         Nov         Dec         Jan         Apr         May         Jun         Jun         Aug         Sep         Oct         Nov         Dec         Jan         Apr         May         Jun           V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V
	Total estimate Portion 1A+ 1B	01/06/2018	10/12/2019 28/02/2019			Portion 1A+1B
1.1	Site Prosession	01/06/2018	01/06/2018			
1.2	Excavation Floor Prep	01/06/2018	07/06/2018	5		
1.3	Survey Portion 1A+1B	08/06/2018	08/06/2018	1		Survey Portion 1A+ 1B
1.4	Boxing Floor	11/06/2018	12/06/2018	2		Boxing Floor
1.5	Plumber underslab	13/06/2018	15/06/2018	3		Le De Plumber underslab
1.6	Laypods / steel	18/06/2018	22/06/2018	5		Laypods / steel
1.7	Pour concrete	25/06/2018	27/06/2018			
1.8	Frames delivered Sky lights	28/06/2018 20/07/2018	19/07/2018 30/07/2018			Frames delivered
1.10	Roof	30/07/2018	06/08/2018			Root
1.11	Soffits pre-wrap / Pre wire A	erial <b>£1616&amp;12</b> @1\$off	its / P13/0/8/20168i	or taps 5		Sofits pre-wrap / Pre wire Aerials through sofits / Plumb exterior taps
1.12	Windows	13/08/2018	03/09/2018	15		Windows
1.13	Start exterior painting	27/08/2018	12/10/2018			Start exterior painting
1.14	Pre-wire / Pre-plumb Pink Batt install	03/09/2018 20/09/2018	20/09/2018			Pre-wire / Pre-plumb
1.15	Gib board	24/09/2018	08/10/2018	2 10		
1.17	Gib stopper	08/10/2018	25/10/2018			Gib stopper
1.18	Finishing	25/10/2018	05/11/2018	7		
1.19	Interior painting	05/11/2018	26/11/2018	15		Literior painting
1.20	Kitchen install	22/11/2018	28/11/2018	4		Kitchen install
1.21	Vinyl / Carpet	26/11/2018	03/12/2018			
1.22	Fit off	03/12/2018	28/12/2018			Filoff
1.23	Landscaping / Drainage Landscaping / tying up lose	01/01/2019 end28/00/2019	25/01/2019 27/02/2019			Landscaping / Drainage Landscaping / bring up lose ends / CCC
1.24	Hand over to council	28/02/2019	28/02/2019	20		Landsagning rying up lose ends rocc
2	Portion 2A+ 2B	01/06/2018	28/02/2019	195		Portion 2A + 2B
2.1	Demo / Relocation	01/06/2018	15/06/2018	11		Demo / Relocation
2.2	Excavation floor prep	18/06/2018	21/06/2018	4		Excavation floor prep
2.3	Survey Portion 2A+2B	22/06/2018	22/06/2018			Survey Portion 2A+2B
2.4	Boxing Floor	25/06/2018	27/06/2018	3		Plansher Floor
2.5	Plumber underslab Lay pods / steel	28/06/2018 09/07/2018	17/07/2018	7		Lay pods / steel
2.7	Pour concrete	18/07/2018	20/07/2018	3		
2.8	Frames delivered	23/07/2018	14/08/2018	17		Frames delivered
2.9	Skylights	15/08/2018	24/08/2018	8		Skylights
2.10	Roof	27/08/2018	31/08/2018			Roof
2.11	Soffits pre-wrap / Pre wire A					Soffts pre-wrap / Pre wire Aerials through soffts / Plumb exterior taps
2.12	Windows Start exterior painting	13/09/2018 24/09/2018	25/09/2018 08/11/2018	9		Windows Start exterior painting
2.14	Pre-wire / Pre-plumb	26/09/2018	05/10/2018			
2.15	Pink Batt install	08/10/2018	09/10/2018	2		Pink Bat install
2.16	Gib board	10/10/2018	24/10/2018	11		Gib board
2.17	Gib stopper	25/10/2018	09/11/2018	12		Gib stopper
2.18	Finishing	12/11/2018	21/11/2018	8		Finishing
2.19	Interior painting Kitchen install	22/11/2018 10/12/2018	11/12/2018			Interior painting
2.21	Vinyl / Carpet	12/12/2018	14/12/2018			Vinji / Carpet
2.22	Fit off	17/12/2018	10/01/2019	19		
2.23	Landscaping / Drainage	14/01/2019	01/02/2019	15		Landscaping / Drainage
2.24	Landscaping / tying up lose		28/02/2019			Landscaping / tying up lose ends / CCC
2.25	Hand over to council	28/02/2019	28/02/2019			Hand over to council
3.1	Portion 3 + 4 Demo / Relocation	01/04/2019	10/12/2019 12/04/2019			Portion 3 + 4
3.2	Excavation floor prep	15/04/2019	18/04/2019			- Excavation floor prep
3.3	Survey Portion 3 + 4	19/04/2019	19/04/2019			Survey Portion 3 + 4
3.4	Boxing Floor	22/04/2019	26/04/2019	5		Boxing Floor
3.5	Plumber underslab	29/04/2019	03/05/2019			
3.6	Laypods / steel	06/05/2019	14/05/2019			Laypods / steel
3.7 3.8	Pour concrete Frames delivered	15/05/2019 20/05/2019	17/05/2019			Pour concrete
3.8	Sky lights	12/06/2019	18/06/2019			Skylights
3.10	Roof	19/06/2019	02/07/2019			Roof
3.11	Soffits pre-wrap / Pre wire A	erial <b>£18707420</b> 1£off	its / 1919/017/201891	or taps 5		Soffits pre-wrap / Pre wire Aerials through soffits / Plumb exterior laps
3.12	Windows	10/07/2019	23/07/2019			Vindows
3.13	Start exterior painting	22/07/2019	05/09/2019			Start exterior painting
3.14	Pre-wire / Pre-plumb Pink Batt install	24/07/2019	02/08/2019	8		Pre-wire / Pre-plumb
3.15 3.16	Pink Batt install Gib board	05/08/2019	08/08/2019			Pink Batt install
3.17	Gib stopper	28/08/2019	30/08/2019			
3.18	Finishing	02/09/2019	09/09/2019			
3.19	Interior painting	10/09/2019	27/09/2019	14		
3.20	Kitchen install	23/09/2019	26/09/2019	4		Kitchen install
3.21	Vinyl / Carpet	30/09/2019	11/10/2019			My / Carpet
3.22	Fit off	14/10/2019	08/11/2019			
3.23	Landscaping / Drainage Landscaping / tying up lose	21/10/2019	31/10/2019 09/12/2019			Landscaping / Drainage
3.24	Hand over to council	10/12/2019	10/12/2019			Landscaping / ying up lose ends / CCC     Hand over to council

	Jul	Auc	Sor	Oct
n	Jui	Aug	Sep	Uct



ITEM 15 - ATTACHMENT 2