

SHOVEL READY MONTHLY REPORTING TEMPLATE



Project Name: Ohakune Social Housing Project			Project Number: AP111980	
Project Owner:	Kāinga Ora	Project Sponsor:	Ruapahu District Council	
Project Manager:	Ritashna Maharaj-Chand	Mobile:	021 921 0000	E-mail: Ritashna.Maharaj-Chand@kaingaora.govt.nz
Total Project Cost (\$'m):	57.50	Govt. Funded (\$'m):	55.20	Co-Funded (\$'m): 2.30
Estimated FTE:	3	Target Start Date:	4/04/2023	Target Completion Date: 30/07/2025
Month end date:	30/09/2023			

Forecast	
Forecast Start Date:	4/04/2023
Forecast Completion Date:	31/08/2025

Project Costs						Total Project Cost (\$'m): 7.50		
Month			Project to Date			Project Complete		
Actual \$'m	Plan \$'m	Var %	Actual \$'m	Plan \$'m	Var %	Forecast \$'m	Plan \$'m	Var %
0.03314		0.129 -74.24%	0.382894	0.39	-1.72%	9.6	7.5	27.54%
Commentary: Funding Agreement between Kāinga Ora and MHUD signed 4th April 2023. Project has been updated for full costs including co-funding by Kāinga Ora (\$4.35m), bringing the total project cost to \$9.55m. August 2023 re-price by Q5 now puts the Civils at \$7.63 versus \$5.58m, hence project now requires \$4.35m of KO funding or \$94,500 per section.								

Out of scope

Milestone	Milestone Name	Contract Date	Latest Actual / Forecast Date	Variance (+/- days)	Govt. Funding Drawn Plan \$'m	Co-Funding Drawn \$'m
1	Startup	4/04/2023	4/04/2023	-	0.26	0
2	Concept Design	3/07/2023	3/07/2023	-	0.26	0
3	Preliminary Design	30/09/2023	30/09/2023	-	0.26	0
4	Final Design and Consent	30/01/2024	15/06/2024	137	0.52	0
5	Construction - 25% complete	30/04/2024	30/11/2024	214	0.78	0
6	Construction - 50% complete	30/10/2024	28/02/2025	121	1.56	0.19
7	Construction - 75% complete	30/03/2025	31/09/2025	62	1.04	1.08
8	Project Final	30/07/2025	31/08/2025	32	0.52	1.03
Average				71		
Commentary: Design and consenting planned for between May 2023 and October 2023. Civil construction is planned for Dec 2023 to April 2024, winter close down then Oct to April 2025, total of 32 months. Notified RMA moves earliest decision to 31/3/2024 and means civil construction would start later 31/8/2024 to 31/8/2025 with no winter close down.						

Site Works Commencement	
Planned date	31/08/2024
Actual date	

Project Cashflows	Cash to Date			Cashflow Forecast				
	Month \$'m	Project to Date \$'m	Forecast Project Complete \$'m	Next Month \$'m	Second Month \$'m	Third Month \$'m	Next Quarter \$'m	Quarter After \$'m
Govt. Funding Received	0.00	0.00	5.20	0.12	0.00	0.00	0.12	0.52
Co-Funding Received	0.00	0.00	2.30	0.00	0.00	0.00	0.00	0.00
Total Funding Received	0.00	0.00	7.50	0.12	0.00	0.00	0.12	0.52
Commentary: No DRG draw downs to date.								

Personnel	Month		Project to Date		Forecast Project Complete		Variance %	
	FTEs	Resident	Non-resident	Apprentices	TRIFRs	Injuries	Hours worked	
	3.0	3.8	1.3	0	0	0	2080.0	
	4.3	3.3	1.1	0	0	0	2080.0	
Commentary:								

Top 5 Risks and Contractor Claims [Choose Low/Medium/High]					
Risk Number	Risk Name	Impact	Likelihood	Treated	Commentary on mitigants
1	Cost overrun	High	High	Medium	Consultants investigation discovers unforeseen factor which impacts budget estimate resulting in cost overrun.
2	Risk - Negative community response to higher density	High	High	High	Community oppose resource consent, causing delay.
3	Wetland assessment	High	Medium	Medium	Ecological (wetlands) investigation results in design changes & delays and that impact timing and yield.
4	Consenting Delays	High	Medium	Medium	Unforeseen delays from consenting process delaying programme.
5	Risk - Total project estimated cost greater than CIP funding.	Medium	High	Low	Kāinga Ora to fund shortfall and treat that amount as the land cost for the public housing.
Contractor Claims: None					

Scope and Progress commentary	
Commentary:	Detail Design underway. Resource consent lodgement occurred 5 July. Adjoining neighbours are NIMBY's looked to justify their position.
Media Announcements:	Ruapahu Bulletin article 21 June 2023, Stuff article 20 July 2023, 14 August Whanganui Chronicle & 18 August The Post.

Pre-work commencement status				
	Status	Expected / Actual Commencement Date	Expected / Actual completion date	Commentary on progress issues
Business Case	1	In Preparation	1/07/2023 31/08/2023	Being prepared.
RMA	1	Filed with Authority	30/05/2023 31/03/2024	Lodged 5 July, Acceptance Letter dated 25 July, Project to be Publicly notified so earliest RMA actual completion now March 2024 without Environment Court appeal.
Building Consent	1	N/A		N/A
PWA Designation	1	N/A		N/A
Other Consents	1	N/A		N/A
Design	2	Underway	15/06/2023 15/06/2024	EPA Design and Approval
Procurement	3	N/A	16/06/2024 30/08/2024	Civil Contractor procurement process
Main Contract	4	N/A	31/08/2024 31/08/2025	Start date for Contractor
Drop Down options are:				
1 - In Preparation; Filed with Authority; Approved; Rejected/Reworked; N/A				
2 - Yet to Commence; Underway; Completed; Reviewed; N/A				
3 - RFP in Preparation; RFP Issued; RFP Closed; N/A				
4 - Contract Evaluation; Contract Negotiation; Contract Executed; Construction Started; N/A				