

Capital Projects History

Samuel James Reserve building restoration Timeframe: 2008 - 2010

| Samuel James Reserve building renovation | Cost |
|--|----------|
| Original Budget | \$85,000 |
| Actual Cost | \$78,127 |

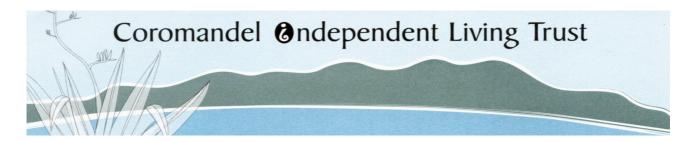
| Issues | Resolution |
|--|--|
| CILT needed to convince the local Community Board that the derelict building was worth restoring in the knowledge that if it was demolished another building would not be erected due to the Reserve status of the land and therefore there would be a loss of opportunity for a building with public ammenities in such a strategic location. | Clear communication with the Community Board. Gathering community support for the idea. Formation of a working group during the design phase made up of local people. |
| Objection by the working group to include space for a small office as well as the toilets. | Working group accepted the value in including a space for community use (the office created now used by the Coromandel Information Centre and acknowledged as the ideal location for purpose, although constrained in size). |
| Managing expecations of the descendents of the original building, as well as community expectations. | Involving the family and the community in the design process. An empathetic builder was employed with a committment to heritage values. |

Capital Projects History

Kapanga Flats – construction of 7 new units Timeframe: 2000 - 2012

| | Cost |
|-----------------|-------------|
| Original Budget | \$1,132,803 |
| Actual Cost | \$1,188,450 |

| Issues | Resolution |
|--|--|
| Neighbours objection – Environment Court | Clear communication |
| Council Infrastructure discovered under the building platform | Negiotiation with Council to deal with and pay to relocate the infrastructure. |
| Length of time from project instigation to construction | CILT identified and worked with experienced, committed partner NZ Housing Foundation (Tindall Foundation) who provided guidance and housing policies. This has been instrumental in not only this project but CILT becoming a Registered Community Housing Provider in 2012. |
| Change in the composition of council and council staff during the project | Clear communication with new staff and local council representatives |
| Funding from Housing NZ approved on an original budget created in 2007 with construction not commencing until 2012 | Increase in funding requirements negotiated with Housing NZ. |
| The Housing Innovation fund was shut down during the timeframe | CILT negotiated for the funds to be ringfenced and kept for the Kapanga Flats Project |
| CILT caught between local and central government | CILT negotiated a tripartite agreement for funding. |
| Funding for the CILT Housing Coordinator ceased | Construction Project managed in-house by CILT Financial Controller and Executive Trustee |



Capital Projects History

Community Reuse Centre

| | Cost |
|-----------------|-----------|
| Original Budget | \$142,566 |
| Revised Budget | \$204,121 |
| Actual Cost | \$216,678 |

Timeframe: 2012-2016

| Issues | Resolution |
|---|--|
| Small Parcel of land in carpark found to be privately owned | Family of owner found. Dealing with Council to negotiate for them to purchase the land in lieu of undpaid rates |
| Land transfer from Crown ownership to Council not completed prior to project commencement | Communicate and push for swift resolution |
| Old historic goldmine discovered under proposed building platform | Work with Engineer to redesign building platform @ CILT cost |
| Original building design recommended by kitset supplier found to be inadequate | Further funding sourced for building to be constructed fit for purpose |
| Delays in the supply of the kitset building | Pressure kept on the Supplier |
| Neighbours objection during the resource consent process | Meetings held with neighbours to gain agreement |
| Project delays affecting funding milestones set by Ministry for the Environment | Successfully negotiated with Mfe to continue the funding due to factors outside CILT control |
| Change in compostion of council staff during the project | Committed project manager employed. Clear communication with all council staff and local council representatives |