

Update 21

25 April 2023



Under the covers, new roof tiles are covering the timber work.
(View of the internal gutter in the valley of the west wing)

The finish date for the roof keeps getting pushed out but we're nearly there! It's now 20 June: three months later than we envisaged last October, and seven months later than originally envisaged. The main causes of the delay are:

1. Auckland Council delay in processing consents;
2. Wet weather and labour shortages during the scaffolding phase;
3. Structural upgrade redesign when the revealed roof structure proved different to what had been anticipated;
4. Extra carpentry labour and materials required to achieve the redesigned structural upgrade;
5. Rescheduling of the tiling work and the associated labour shortage.

With the project 92 per cent complete, the cost of the construction phase is headed for a 6 percent increase on our October 2022 estimate, which is a 5.5 percent of the overall estimate. We have that additional cost covered.

Currently the tilers have completed the east side and about 70% of the west side of the church roof. Scaffolding they no longer require is being dismantled, but you won't get to see the completed roof until the plastic wrap is removed when the scaffold rafter beams are craned down. This is planned for 11-12 June, weather permitting. When the scaffolding is down to eave height, the new spouting will be installed, and the site will finally be cleared. Hallelujah!

Steve Barnett, Project Lead