

COMMUNITY SERVICES COMMITTEE	2
11 JULY 2012	

MAJOR PROJECTS STATUS REPORT – COMMUNITY, SPORT & CULTURAL SERVICES

Brad Finegan: 1/3/81-23: #2143323v41

RECOMMENDATION:

It is recommended that Council notes the status of major capital works projects being undertaken by Project Services Branch on behalf of Community, Sport & Cultural Services Department.

INTRODUCTION:

The following update is provided on current major projects being managed by Project Services. The report covers the following:

Branch	Project
Parks & Leisure	• Redevelopment of Sugarworld Water Park
Creative Cairns	• School of Arts Building Renewal
Parks & Leisure	• Edmonton Leisure Centre
Parks & Leisure	• Manunda Sporting Precinct

Legend: *Italic* – new since last report

Bold Italic – new report

Project: **REDEVELOPMENT OF SUGARWORLD WATER PARK**

Project Client: Team Leader, Sport & Recreation, Tim Dendle

Project Manager: John Menzies

Scope of Works: Design and construction of the redevelopment of the Sugarworld Water Park

Key Achievements:

- Council approval to proceed to design and construction received October 2010.
- Final Concept Design of waterslides / mat racer / KIPS approved as at 18 May 2011.
- Body slide, Tandem Tube waterslide and Mat Racer achieved Practical Completion on 16 December 2011. Opened to public for use on 19 December 2011.

- Carpark works completed on 16 December 2011.
- KIPS installation practically complete Saturday 25 February 2012.
- Official opening for the complete Sugarworld Water Park Re-development held Sunday 26 February 2012.

Issues:

- Now that the KIPS construction is complete, it is operational with a temporary concrete surface. The final operating surface installation is particularly susceptible to wet weather. The proposed date for this is during the winter shutdown starting in July 2012.

Future Milestones:

- This project is particularly susceptible to wet weather and so the milestones below may be affected should there be inclement weather.
- Completion of additional minor works by July 2012.
- Completion of outstanding defects August 2012.
- Installation of KIPS final operating surface July 2012.

Project Milestone	Estimated Date	Completed?(✓)
Project Charter approved	December 2010	✓
Detailed design approved	September 2011	✓
Tendered or internally quoted	Not Applicable Design & Construct	-
Construction start date	June 2011	✓
Handover to Asset Manager complete	December 2011 (waterslides complete)	✓
	February 2012 (KIPS complete)	✓
KIPS Permanent Surfacing (Separable Portion C)	July 2012	

Financial Data:

Project cost summary estimate for PCC10169 as at	29/06/2012
Council approved budget from inception	\$5,268,441
Asset Manager budget from inception (working budget)	\$5,530,177
Expenditure:	
Construction costs plus approved variations	\$5,165,545
Design costs (including engineering, design, survey, etc)	\$218,258
Miscellaneous costs (Ergon, Telstra, Water & Waste, etc)	\$56,375
Internal project management costs	\$339,702
Estimated cost to complete	\$272,413
Estimated total cost at completion	\$6,052,293

Note that the estimated total cost at completion includes the scope increases as reported to Council at the Sports, Arts, Culture and Community Services Committee Meeting in September 2011. These scope increases include softfall to the KIPS, an extra retaining wall and extra balustrading. The additional budget for these scope increases has been identified in the Capital Works Budget.

Sustainability:



Sustainability assessment of recommended option as compared to existing facility.

1. Improving Resource Efficiency

The inherent characteristics of construction projects make it difficult to achieve high Resource efficiency scores. The existing fibreglass slides will be offered for reuse by the demolition contractor. Efficient resource use is a criteria of the redesign.

2. Conserving Biodiversity

It is necessary to remove much of the vegetation on the supporting mound where the species and proximity to the infrastructure is detrimental to integrity and longevity. However plantings compatible with maintenance of the new equipment will be undertaken to maintain as far as possible the 'garden feel' of the park.

3. Enhancing Community Health and Wellbeing

Community consultation feasibility study conducted in 2010 confirmed Sugarworld Water Park as a significant contributor to the social capital of the broad Cairns Regional area.

Redevelopment of the facility will enhance this benefit to the community.

4. Delivering Sound Governance and Economic Management

Historically Sugarworld has contributed to the regional economy as an employer and destination of choice for local entertainment. Council's involvement to redevelop the park with a mix of features will provide opportunities for a broader demographic to enjoy quality recreational facilities while remaining affordable for families.

Project: SCHOOL OF ARTS BUILDING RENEWAL

Project Client: Creative Cairns

Project Manager: Heather Vaughan

Scope of Works: The School of Arts Building is to be renovated and extended in general accordance with "Option 2" of the report to Council dated 10 August 2011 (#3235043).

Key Achievements:

- Options report prepared by Consultants for site and submitted to Council 8 December 2010.
- Council resolution 10 August 2011 to proceed with "Option 2" - the renovation and extension of the School of Arts Building.
- Concept plan being finalised.

Issues:

- Works are subject to appropriate approvals from Queensland Heritage Council.
- Given the existing public toilets will no longer be available, the provision of a new public toilet is being considered in the concept design.

Future Milestones:

- Floor plan to be agreed by stakeholder groups prior to contracting architect for detailed design.
- Seek interim Heritage acceptance of scope of proposed works to advancing for detailed design.

Project Milestone	Estimated Date	Completed?(✓)
Project Charter approved	August 2011	✓
Detailed design approved	November 2012	
Tendered or internally quoted	November 2012	
Construction start date	February 2012	
Handover to Asset Manager complete	December 2013	

Financial Data:

Project cost summary estimate for PCC12132 as at	28/06/2012
Council approved budget from inception	\$155,000
Asset Manager budget from inception (working budget)	\$25,000
Expenditure:	
Construction costs plus approved variations	0.00
Design costs (including engineering, design, survey, etc)	\$0
Miscellaneous costs (Ergon, Telstra, Water & Waste, etc)	0.00
Internal project management costs	\$20,551
Estimated cost to complete	\$4,629,560
Estimated total cost at completion	\$4,650,111

Note this project goes over more than one financial year, hence the discrepancy between budget and estimated cost which includes construction.

Sustainability:



Adaptive reuse of the Heritage listed School of Arts building demonstrates environmental, cultural and economic sustainability. There is a resource conservation benefit resulting from recycled building materials and from the energy used in production and erection of those materials being used for a second time.

1. Improving Resource Efficiency

- The outcome of the activity will contribute to a reduction in non-travel related GHG emissions.
- The delivery phase of the activity will result in an increase in travel related GHG emissions.
- The delivery phase of the activity will not change the quantity of waste to landfill.
- The activity includes strategies to reduce the consumption of raw materials by at least 10%.
- The total value of products/materials that have a recognised sustainability rating will exceed 5% of the projects capital cost.
- The outcome of the activity will reduce water consumption per capita/square metre/activity.

2. Conserving Bio-diversity

- The outcome of the activity will reduce or detain stormwater/overland flows to reduce impacts on the receiving environment.
- The deliver phase of the activity has been planned to avoid potential impacts on waterways.

3. Enhancing Community health and Wellbeing

- The activity will improve the amenity of existing open space.
- The activity involves the delivery of an improved community program.
- The activity includes actions that will provide and improve access to services for all members of the community.
- The activity meets or exceeds service standards

4. Delivering Sound Governance and Economic Management

- The activity will support employment in the region, via external businesses.
- The activity will use materials that are sourced, grown and/or manufactured in North Queensland.
- The activity will be within budget
- The activity will contribute to operational cost savings.
- The activity will improve workplace safety. There are enough staff/funds to undertake the work without unreasonable workloads and the activity will result in improved efficiency.
- The activity will improve the amenity of the working environment for affected staff

Project: **EDMONTON LEISURE CENTRE**

Project Client: Manager Sport & Recreation

Project Manager: *John Menzies*

Scope of Works: Master Planning of five stages of the Edmonton Leisure Centre as determined by feasibility study and detailed design and construction of Stage 1

Key Achievements:

- Design consultancy awarded October 2010.
- Master Planning of concept for all 5 stages complete.
- Successful application to State Government to upgrade building to meet Queensland Public Cyclone Shelter Guidelines.
- Final design and Quantity Surveyors report received.
- Construction tender advertised on 28 January 2012.
- Tender submissions received 6 March 2012
- Tender award approved at Council Meeting 30 May 2012.
- *Approval from State Government Department of Housing and Public Works on 23 May 2012 that Edmonton Leisure Centre complies with the Design Guidelines for Queensland Public Cyclone Shelters.*
- *Construction contract awarded to Matrix Projects (Qld) Pty Ltd on 13 June 2012.*
- *Works have commenced on site.*
- *Official "sod turning" event occurred on 27 June 2012.*

Issues:

- *No significant issues.*
- *Council is working closely with design consultants to respond to numerous contractor requests for information during this early stage of the contract.*

Future Milestones:

- *Earthworks complete July 2012.*
- *Main sewer works complete July 2012.*
- *Precast panel / Structural Steel/ Roof framing design and shop drawings complete July 2012.*
- *Footings – bored pier / precast panels to be completed July 2012.*
- *Main Sports Hall floor slab to be constructed August 2012.*
- *Precast panels to be completed by September 2012.*

Project Milestone	Estimated Date	Completed? (✓)
Project Charter approved		✓
Detailed design approved	December 2011	✓
Tendered or internally quoted	January 2012	✓
Construction start date	June 2012	✓
Handover to Asset Manager complete	March 2013	

Financial Data:

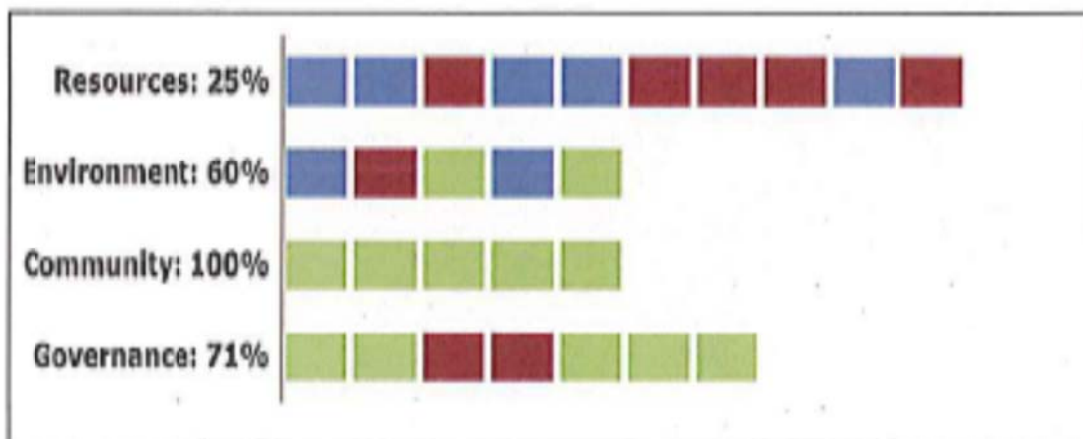
Council Officers have successfully negotiated for an extension of time for project completion from June 2011, for funding of \$1.5 million from the Federal Government Department of Regional Australia, Local Government, Arts and Sport, Better Regions Project.

Council officers *have successfully negotiated* with the State of Queensland through the Department of Public Works *and finalised* the funding agreement for the upgrade of the facility to a Queensland Public Cyclone Shelter for funding of \$5 million through a program to build 10 public cyclone shelters throughout North Queensland coastal districts.

Project cost summary estimate for PCC09212 as at	29/06/2012
Council approved budget from inception	\$9,135,314
Asset Manager budget from inception (working budget)	\$9,135,314
Expenditure:	
Construction costs plus approved variations	\$12,209,700
Design costs (including engineering, design, survey, etc)	\$481,590
Miscellaneous costs (Ergon, Telstra, Water & Waste, etc)	\$107,297
Internal project management costs	\$229,145
Estimated cost to complete	\$1,511,006
Estimated total cost at completion	\$14,538,738

Note: This project goes over more than one (1) financial year hence the discrepancy between budget and estimated cost at completion.

Sustainability:



1. Improving Resource Efficiency

Construction projects on Greenfield sites inherently have poor resources scores due to the use of new construction materials and energy impacts of construction activities. Efficient use of resources in the operational phase of the building is a key criterion in the design of the building.

2. Conserving Biodiversity

The site is a former cane field with little environmental diversity. A modest landscape featuring native plants will form part of the works.

3. Enhancing Community Health and Wellbeing

The need for further sporting facilities in the southern corridor is well demonstrated. This centre will go some way to filling that need. The use of this centre as a cyclone evacuation shelter standard will improve community health and wellbeing.

4. Delivering Sound Governance and Economic Management

The Edmonton Leisure Centre will contribute to the regional economy as an employer and destination of choice for the local population. It may also be used by local sporting groups to attract persons from outside the region to sporting competitions.

The feasibility study completed in December 2009 demonstrated that the completion of the planned Edmonton Leisure Centre will provide a facility that with competent management will be capable of operating at a profit. Earlier phases of development are likely to require some fiscal support from Council.

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