MAJOR PROJECTS STATUS REPORT – WORKS & SERVICES

Brad Finegan: 1/3/81-22: #1690443v11

RECOMMENDATION:

That this report be noted.

INTRODUCTION:

The following update is provided on current major projects being managed by Project Services.

Project: GATEWAYS MEDIAN PROJECT

Project Client: Stephen Tyter

Project Manager: Andrew Baxter

Principal Contractor: Cairns Works

Head Consultant: N/A

Scope of Works:

Project 1 - Upgrading of Mulgrave Road - East of McCoombe Street
Project 2 - Landscaping of Mulgrave Road at Aumuller Street
Project 3 – Beach and Town Entrances off Captain Cook and Bruce Highways
Project 4 – Anderson / MacNamara Streets landscaping

Key Achievements

- Design complete for Mulgrave Road - McCoombe to Tills Street.
- Plans prepared for Mulgrave Road - Tills to Aumuller Street.
- Installation of central median lighting has been completed by DMR.
- Gateways works Draper to Jones complete.
- Gateways works for McCoombe Street intersection complete.
- *Gateway project for Aumuller Street intersection complete.*
Issues

- Given future DMR changes to central median, only certain sections of the median will be upgraded as part of the Gateways project at this point in time.
- Extent of work on the beach town entrances is subject to the balance of funds remaining.

Future Milestones

Project 1 – Mulgrave Road - East of McCoombe Street

- Works at McCoombe St intersection completed.
- Other works between McCoombe and Aumuller Street subject to future funding.

Project 2 - Mulgrave Road - at Aumuller Street

- Aumuller Street intersection landscape works.

Project 3 – Beach Town Entrances at Highway junctions

- Design of improved Beach Town entrances at highway junctions is effectively complete with construction at Holloways Beach and Machans Beach roundabouts subject to funding prioritisation.

Project 4 – Anderson Street - Landscaping

- Anderson / MacNamara intersection landscape work, subject to funding prioritisation.

Financial Data

<table>
<thead>
<tr>
<th>2007/2008 Allocation</th>
<th>$1m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Cost Estimate</td>
<td>$1m</td>
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</tbody>
</table>

Project: DRAPER ROAD

Project Client: Stephen Tyter

Project Manager: Rick Thompson

Principal Contractor: CEC Group Ltd

Design Consultant: Maunsell Pty Ltd - Design overview
Sinclair Knight Merz - Detailed design
Scope of Works:

Upgrade of Draper Road West and Draper Road East, and Draper Road / Bruce Highway Intersection in conjunction with land development by CEC Group on Draper Road West.

Draper Road East is funded from developer contributions and is being constructed by CEC under Contract No. 55201.

Draper Road West is being funded by developer contributions and some capital funds and is being constructed under Contract No. 55179.

The Draper Road / Bruce Highway Intersection Upgrade is to be constructed under an arrangement between Department of Main Roads (DMR) and CEC Group Limited. The project is being fully funded by CEC Group Pty Ltd with the only input from Council being in an overall design coordination role and a construction coordination role for DMR.

Note: Council's role in this project has been completed with DMR now dealing with Developer and Contractor directly.

Key Achievements

- Council at the June 2007 Ordinary Meeting ratified the decision that the road construction services to be provided by CEC for Draper Road (East and West) are of such a specialised nature that it would be impractical or disadvantageous to Council to invite tenders.
- All detailed designs for all three portions have been completed.
- Contract document for Draper Road West executed.
- Draper Road West construction underway.
- Bruce Highway / Draper Road Intersection works commenced 20 August 2007.
- East Draper Road Contract No. 55201 awarded to CEC Construction Pty Ltd, 5 February 200 (contract value $1,670,055 excluding GST)
- East Draper Road construction works commenced February 2008.
- Undergrounding of Ergon East Draper electrical services completed September 2008.
- Relocation of East Draper water services completed September 2008.
- East Draper pavement works commenced September 2008.
- West Draper substantially complete.
- Bruce Highway/Draper Road Intersection traffic signals commissioned Friday 7 November 2008.
- Traffic diverted through new East Draper Road link.
- Street lighting installation for West Draper Road completed.
- Road surfacing works to East Draper Road completed.
- Draper Road East and West reached Practical Completion on 18 December 2008.
Issues

- Encroachment of fence and building from “Fertilizer Shed” onto road reserve - resolved.
- "Novation of Contract No. 55179" from CEC Group Limited to CEC Constructions Pty Ltd to be finalised. Agreed not to proceed.
- Access for NQ Rural Supplies has been resolved.
- Inclement weather through January 2008 to March 2008 affected progress on the West Draper and Bruce Highway Intersection and East Draper Road projects.
- Poor subgrade conditions and high water table at East Draper likely to require rock mattress treatment.
- Undergrounding of electrical services is likely to delay progress of work.
- Technical issues with water services relocations at East Draper Road have been resolved.
- Pavement between CH80 and CH200 has been redesigned to a cement treated/modified subbase/base to address poor subgrade conditions and high water table issue.
- Streetlighting has been installed, however Ergon has yet to supply power. The road will still be used in the meantime under appropriate signage and traffic controls.
- Certification of street lighting installations is complete.
- Ergon have fast tracked the turning on of the lights which may occur by 14 February 2009.

Future Milestones

- Rectification to minor defects.
- Energising of streetlights by Ergon.

Financial Data

- Cairns Regional Council is funding upgrade costs for Draper Road West and Draper Road East. CEC Group Limited is funding Draper/Bruce Highway intersection.

<table>
<thead>
<tr>
<th>Draper Road West (PCT 7684)</th>
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<tbody>
<tr>
<td>Approved Budget 2006/07</td>
<td>$2,552,460</td>
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<tr>
<td>Budget Adjustment 07/08</td>
<td>$650,000</td>
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<tbody>
<tr>
<td>Cost to Date (Actuas plus Committals)*</td>
<td>$3,216,311</td>
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<tr>
<td>Cost to Completion Forecast</td>
<td>($6,311.00)</td>
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<tr>
<td>Cost of Construction Forecast</td>
<td>$3,210,000</td>
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</tbody>
</table>
Draper Road East (PCT9650)

Approved Budget $2,000,000
Cost to Date (Actuals plus Committals)* $1,803,571
Cost to Completion Forecast $196,429
Cost of Construction Forecast $2,000,000

*"Oracle" data as at 23/1/2009

Project: CATTANA WETLANDS

Project Client: Steve Tyter

Project Manager: Andrew Baxter

Scope of Works: Regeneration of the degraded land into a passive recreation site including carpark facilities, disability accessible boardwalks, walking tracks and revegetation.

Key Achievements:

- Q150 Legacy Infrastructure Program Funding approval received.
- Survey of site and geotechnical investigations complete.
- ARUP awarded design consultancy in September 2007.
- Concept finalised. Detailed design complete.
- Project tendered in June 2008.
- Permit to clear vegetation from DNRW to construct boardwalks through the Feather Palm Forest approved.
- Operational Works Permit obtained.
- Revegetation works by Council crew currently underway.
- Construction works commenced December 2008.
- Extensive revegetation works completed.

Issues:

- Tender prices exceeded available budget so extent of works reduced to maintain project on budget with significant changes to scope and specification.
- Ground conditions have been affected by wet weather to a greater degree than expected. Therefore some works have been postponed until wet weather eases.

Future Milestones:

- Construction completion June 2009 (heavily dependant on effects of wet season).
- Official opening tentatively September 2009.
Financial Data:

<table>
<thead>
<tr>
<th>Budget</th>
<th>Amount</th>
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<tr>
<td>Capital Budget 2007/2008</td>
<td>$1,800,000</td>
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<tr>
<td>Capital Budget 2008/2009</td>
<td>$1,200,000</td>
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<tr>
<td>CCC Budget</td>
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<tr>
<td>Q150 LIP Funding Approved</td>
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<tr>
<td>Total Budget</td>
<td>$3,000,000</td>
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<tr>
<td>Final Cost Estimate</td>
<td>$3,000,000</td>
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</table>

Project: **CBD FLOOD MITIGATION STAGE 2A & 2B PROGRESS REPORT**

Project Client: Stephen Tyter

Project Manager: John Burton

Principal Contractor: Cairns Works

Head Consultant: Maunsell Australia Pty Ltd

Scope of Works: Design and construction of Lake Street pump station, outlet works to Trinity Inlet, Hartley Street Stormwater drainage connection (Lake to Grafton), Grafton St Pump Station and Outlet and associated works.

Key Achievements

- Outlet works (Wharf Street to Inlet) previously tendered late 2007, no tenders received.
- Report to Council November 2007 recommending engagement of Maunsell Australia to complete design, with construction by end 2008.
- Maunsell Australia design of Lake Street and Hartley Street systems now 95% complete, pending electrical design, and finalisation of Lake Street road layouts.
- Outlet works (Wharf Street to Trinity Inlet) issued to Cairns Works for pricing May 2008, tenders called by Cairns Works August 2008 closing September 2008.
- Tenders for outlet works (Wharf Street to Trinity Inlet) reviewed and tender withdrawn due to constructability issues.
- All stormwater pipes for outlet works are currently stored in Cairns Port compound ready for installation.
- Pipes for remainder of Lake Street and Hartley Street system also now in storage awaiting installation.
- Alternative construction methods for construction of the outlet structures under Trinity Wharf currently under investigation.
Issues

- Delays in getting final documentation from Maunsell has impacted on timings for the works. As a result the gravity system was not be operational prior to the 2008/09 wet season.
- Previous lack of commercial interest in constructing the outlet structure under the wharf has resulted in delays.
- Electrical supply/configuration of Ergon sub station/generators currently being finalised.
- Detailed pricing is currently underway to allow extent of works to be ascertained with available budget. It is likely additional budget will be required to complete all works as planned.
- Detailed design of the Grafton Street pump station and outlet still to be finalised, pending confirmation of outlet alignment with Cairns Ports.
- Rock revetment/armour under the Trinity Wharf seawall, as well as construction under tidal influences, is creating challenging constructability issues. This has resulted in delays with the commencement of this portion of the works.
- Alternative option of raised outlet pipes from Wharf St to Trinity Inlet is currently being investigated, including temporary removal of two sections of the existing seawall.

Future Milestones

- Commence construction of outlet (Wharf Street to Trinity Inlet) after Christmas 2008 (subject to resolution of constructability issues).
- Issue remaining documentation to Cairns Works for pricing by end February 2009.
- Commence construction of Lake Street pump station, and Hartley Street connection to Grafton Street May / June 2009.
- Fully functional Lake Street (pumped) system by November 2009.

Financial Data

- Budget approved for $5,579,894 - Equally funded by Federal, State Governments and Council.
- Adequacy of funding to be determined once final pricing/tendering is complete.
- Based on costing estimates to date funding currently allocated will be insufficient to complete all of the Stage 2A and 2B works as currently planned. Additional funding may need to be sourced in the 2009/10 budget.
Project: LAKE PLACID/CARAVONICA/KAMERUNGA FLOOD MITIGATION SCHEME

Project Client: Stephen Tyter
Project Manager: Andrew Baxter
Principal Contractor: Cairns Works
Head Consultant: N/A
Scope of Works: Detailed design and construction of approximately 1600m of levee back combined with a concrete footpath, 400m of masonry retaining wall and 160m of concrete kerb.

Key Achievements
- Surveys completed
- Public consultation successfully completed December 2008 – (detail design).
- Fauna and Flora Investigation and Report completed by Connell Wagner.
- Cultural Heritage Investigation completed with Traditional Owners representative 2007.
- Funding application submitted and funding approved under the Commonwealth/State Regional Flood Mitigation Programme in 2006/2007 (2/3 subsidy). Department of Local Government confirmed availability of funding in 2008.
- Easement and access agreements obtained from 3 property owners on Sandwich Street, Kamerunga.
- Detail Design completed January 2009 incorporating revisions under consultation with external stakeholders.
- Revised quotation for Stage 1 received from Cairns Works and approved in January 2009.
- Issued remaining stages to Cairns Works for pricing in January 2009.

Issues
- Easement and access agreement yet to be received from Lake Placid Caravan Park. (Owner resides in United Kingdom - lessee has given consent to proposed works).
- Lessee of Caravan Park has stipulated that the retaining wall adjacent to camping sites are to be completed by 15 April 2009 to allow sufficient time to re-establish grassed area and the remaining works by 15 May 2009.
- Upon completion of construction of the retaining walls As Constructed Survey is to be undertaken and easement plans prepared. Property Services and Legal Services to undertake acquisition of land for the easement process.
- Delay in finalising plans was due to amendment required from Main Roads conditions of approval and Lake Placid Tourist Park request for changes.
Future Milestones

- Commence preliminary work Stage 1 - Footpath and Levee 16 February 2009.
- Commence works at caravan park Stage 2 - 23 February 2009.
- Commence works at Sandwich Street Kamerunga following Stage 2 completion.

Financial Data

Expenditure forecast -

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<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Stage 1 construction</td>
<td>314,000</td>
<td>offer received</td>
</tr>
<tr>
<td>Stage 2 construction</td>
<td>244,000</td>
<td>estimate</td>
</tr>
<tr>
<td>Stage 3 &amp; 4 construction</td>
<td>205,000</td>
<td>estimate</td>
</tr>
<tr>
<td>Stage 5 construction</td>
<td>155,000</td>
<td>estimate</td>
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<tr>
<td>Stage 6 construction</td>
<td>73,000</td>
<td>estimate</td>
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<tr>
<td>Principal Supplied Material</td>
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<td>Floodgate</td>
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<td>Total actuals &amp; committals</td>
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<td>Pre-construction</td>
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<tr>
<td><strong>Subtotal</strong></td>
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<tr>
<td>Further design</td>
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<tr>
<td>Further pre-construction</td>
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<tr>
<td>Contract administration</td>
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<tr>
<td>Contingency</td>
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<td><strong>Total project cost</strong></td>
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<td>Budget allocation</td>
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<td><strong>Shortfall</strong></td>
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</table>

The above expenditure forecast indicates a budget deficit of $155,000 once all stages are completed. The asset manager is investigating possible additional funding to cover this shortfall. Another option would be to give consideration not to proceed with Stage 5 (grassed levee on the CWAR between Lake Placid Road and Illawarra Street) at this time to eliminate the budget deficit. This option is valid given that only a few properties would be affected by not proceeding with the works.

Project:

**O'LEARY'S CREEK LEVEE / HEMMINGS CREEK CULVERT UPGRADE**

Project Client: Stephen Tyter

Project Manager: Bob Campbell

Principal Contractor: Cairns Works

Head Consultant: Tim Smith
Scope of Works:

Stage 1 - Earthworks associated with widening the existing drain and construct a flood mitigation levee using excavated material.

Stage 2 – Joint project with Department of Main Roads to replace and upgrade culvert under Gillies Highway for Hemmings Creek

Key Achievements

- Vegetation removal complete.
- Box culverts ordered for Stage 2.
- Construction of earthworks levee complete and open drain operational.

Issues

- Nil.

Future Milestones

- The existing open drain and associated earthworks for the levee has been completed.
- Hydromulching of exposed areas has been completed.
- Arrangements for continuing with Stage 2 are being made in conjunction with Main Roads and other service providers.
- Relocation or removal of Ergon, Telstra and Cairns Water Services programmed for late February 2009.
- Stage 2 works are scheduled to commence once the site conditions improve.

Financial Data

<table>
<thead>
<tr>
<th>Project estimated cost summary as at 13/01/2009</th>
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<tbody>
<tr>
<td><strong>Approved budget</strong></td>
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<tr>
<td><strong>Expenditure:</strong></td>
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</tr>
<tr>
<td>Contract amount</td>
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<tr>
<td>Approved contract variations</td>
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</tr>
<tr>
<td>Contract variations pending approval</td>
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</tr>
<tr>
<td>Miscellaneous costs (Ergon, Telstra, Cairns Water etc)</td>
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<tr>
<td>External engineering, design and survey costs</td>
<td>$36,300</td>
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<td>Internal project management costs</td>
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<tr>
<td>Estimated cost to complete</td>
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<td><strong>Estimated total cost at completion</strong></td>
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</tr>
</tbody>
</table>
BRAD FINEGAN
Manager Project Services

JOHN HAWKES
General Manager Works & Services