

Capital Works Committee Monthly Project Status Report

Project Name	Currambine Community Centre		
Project description:	Design, tender and project management of the construction of Currambine Community Centre.		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Report period	June 2013	Report date	17 July 2013
*Overall status			

*Status key	Proceeding according to Plan	Green
	Manageable Issues Exist	Amber
	Serious Issues – Need Help	Red
	Completed	Blue

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
Presentation to Strategy Session	Blue	July 2011	July 2011	July 2011
Report to Council	Blue	July 2011	July 2011	July 2011
Design and design development (ongoing through tender stage)	Blue	December 2011	May 2012	June 2012
Preparation of tender documentation	Blue	February 2012	April 2012	May 2012
Tender period	Blue	April 2012	May 2012	June 2012
Tender evaluation	Blue	May 2012	May 2012	August 2012
Council approval	Blue	June 2012 Council meeting	July/August 2012 Council meeting	August 2012
Commence construction	Blue	June 2012	October 2012	October 2012
Complete construction	Green	October 2012	October 2013	
Official opening	Green	October 2013	November 2013	

Overall summary and comment

June 2013

- External site works 65% complete
- Brickwork complete
- Roof sheeting and wall cladding complete
- External rendering – 70% complete
- Mechanical/air conditioning installation – 85% complete
- Window frames and glazing installed
- Door frames and glazed doors installed
- The building has been awarded a 'Four Star Green Star' design rating
- The ceiling above the stage area in the main hall is to be raised. This involves alterations to pipe work and will result in an extension of time being issued meaning the date for practical completion will now be October 2013.

May 2013

- Steel work fixing is 99% complete with remaining works for total completion dependant on other trades. This is not causing any delay to the works.
- Brickwork – 95% complete
- Roof sheeting – 85% complete
- Rendering approximately 50% complete
- Mechanical air conditioning installation – 70% complete
- Round 2 documentation submitted to Green Council of Australia for a four star Green Star design rating.

April 2013

- Steel works – 98% complete with some minor works still to be completed
- Brickwork – 55% complete
- Roof sheeting – 65% complete
- Western Power have installed the transformer/substation
- Electrical – basic installation of conduit - 25% complete
- Plumbing – basic installation 25% complete
- Design and documentation submitted to Water Corporation for the extension of the sewer
- Builder is almost on schedule
- Delamere Park community consultation to commence on 8 May 2013.

March 2013

- External site works 65% complete
- Floor slabs complete
- Structural steel – 95% complete
- Roof sheeting – 30% complete
- Brickwork – 15% complete
- Water supply now provided on site
- Builder approximately one week behind program
- Materials being prepared for Delamere Park community consultation

February 2013

- Car parks sub bases and soakwells installation completed
- Retaining walls 85% complete, Water Corporation easement issues resolved
- All footings and steel column holding down bolts cast
- Prelay of electrical and hydraulic services completed
- City of Joondalup sign boards erected
- Advice received from Green Building Council that the building as currently designed would attract a 4-star rating
- Funding for Delamere Park has been listed in the draft Capital Works budget

January 2013

Overall summary and comment

- Large car park road base 90% complete
- Retaining walls 75% complete. Progress has been delayed due to wall crossing Water Corporation easement being redesigned
- Footings and steel column holding down bolts cast for the main hall area
- Steelwork being fabricated
- Western Power transformer pad requirements being addressed
- Report prepared on additional funding for Delamere Park – to be presented to Council in February.

December 2012

- Works progressing in accordance with program
- Retaining walls for car park are 65% complete
- 'In-Ground' services installed
- Soakwells installed.
- The landscape plan for Delamere Park has been finalised and assessed by an external quantity surveyor to ascertain total cost.

November 2012

- Construction commenced on 22 October 2012
- Sod turning held on 29 October 2012
- Works progressing in accordance with program.

October 2012

- Construction to commence on 22 October 2012.

September 2012

- Agreement from adjoining land owner/developer for stairs to be installed on town square leading into front of community centre building.
- Pre-start up meeting held with Contractors.

August 2012

- Tender evaluations completed.
- Endorsement by Council in August 2012 to appoint builder (Pindan Pty Ltd) for the construction of the centre at the fixed lump sum of \$4,026,923 (excl GST) and completion of works within 48 weeks from possession of the site and construction of an additional car park for the fixed lump sum of \$95,851 (excl GST).

July 2012

- Meeting held with the adjoining land owner/developer regarding town square area nominated on their current master plan.
- Documentation amended to reflect the building moving three metres eastwards.
- Amended documentation provided for the building licence approval.
- Tender evaluation completed. Report to be presented to Council on 21 August 2012.
- Projected builder's start date is 3 September 2012.

Previous Milestones

- Consultants for electrical, hydraulic, mechanical, Part J of the BCA and Green Star accredited professional appointed.
- Design and specification of all building components being assessed as part of the Green Star rating application requirement.
- Department of Health confirmed that a child health centre will be included within the building; Memorandum of Understanding between the Department and the City to be progressed.
- Application submitted for building licence approval.
- Expression of Interest advertised in the West Australian newspaper and City website for builders interested in tendering. Request for Tender documents would require builders to have a Green Building Council of Australia accredited professional as part of the building team for the project. Submissions assessed and list of contractors to be invited to tender to be completed.

Overall summary and comment

- Pre-tender estimate submitted by Quantity Surveyor – \$4,238,100. Tenders received vary from \$3,723,005 to \$4,930,470.
- Addenda issued for separate cost for a 59 car parking bays adjacent to Delamere Avenue.



Outlook for next period / key tasks

- Ray White Works removing spoil heaps.
- Ray White Works to design landscaping for Town Square.
- Construction continuing.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
Ray White Works to design landscaping for Town Square.	High
Completion of footpath to link south side to Chesapeake Way	Medium / High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>	Likelihood of Occurrence <i>(Low, Medium, High, Catastrophic)</i>
Project progressing approximately to program, no immediate problems foreseen	Low	Low

Capital Works Committee Monthly Project Status Report

Project Name	Entry Statements		
Project description: Installation of two Entry Statements to be installed at both ends of Marmion Avenue. The Entry Statement project underpins the concept of 'a memorable gateway into the City of Joondalup, with visitors and residents "moving through" the design'. The scope of the project includes the fabrication and installation of exit and entry signage, interpretive poles, lighting, safety barriers and associated landscaping.			
Project Manager	Manager Operation Services	Project Sponsor	Director Infrastructure Services
Report period	June 2013	Report date	17 July 2013
*Overall status			

*Status key	Proceeding according to Plan	Green
	Manageable Issues Exist	Amber
	Serious Issues – Need Help	Red
	Completed	Blue

Tasks/Milestones	Status	Planned start date	Expected completion date	Date actually completed
Concept design		April 2013	April 2013	April 2013
Initiate liaison with Western Power, lighting consultant and irrigation designer		May 2013	May 2013	
Finalise detailed design documentation		May 2013	June 2013	
Submit detailed design to MRWA for formal approval		June 2013	June 2013	14 June 2013
Tender period		July 2013	July 2013	
Report to Council to award tender		Sept 2013	Sept 2013	
Commence construction		Oct 2013	Dec 2013	

Overall summary and comment

June 2013

- Design approved by MRWA with conditions
- Currently awaiting MRWA confirmation that the monolith signs and poles do not require frangible bases.
- Western Power quote has been received and design has commenced.
- Angles and positioning of logo and wording on signage is being determined in consultation with Marketing and Communications.

May 2013

- Irrigation design in progress.
- Planting design in progress.
- Application to Western Power for design services completed, currently awaiting quote.
- Lighting consultant appointed and design is in progress.

April 2013

- The concept design has been amended in accordance with the resolution of Council on 16 April 2013 (CJ059-04/13 refers)
- Project plan and report has been updated to include new milestones
- Preparation of detailed documentation has commenced.

Previous milestones to March 2013

- Revised design to be presented to Capital Works Committee at April meeting

February 2013

- Director Infrastructure Services met with senior executives from MRWA to discuss their requirements for installation of the southern entry statement.
- A revised design is being prepared for approval by MRWA.

January 2013

- Advice received from MRWA that unless a 1.5 metre clear zone is provided within the crash barrier / fence the design for the southern Entry Statement does not meet their requirements. This does not allow sufficient width to construct the southern Entry Statement.

December 2012

- In accordance with Council resolution (CJ253-11/12) discussions commenced with Main Roads WA to seek approval for the construction of the revised entry statements within the road median.

November 2012

- Report presented to Council on 20 November reviewing the concept design and scope of this project.

August 2012

- New tender documents (including specifications) developed of revised scope of works.
- Tenders declined.

July 2012

- Report being prepared for Council to decline tender submissions due to cost.
- New tender documents being prepared with revised scope of works and materials.

June 2012

- Consultant has reviewed the tender specifications and is preparing alternative specifications to re-tender.

April / May 2012

- Tender submission received from three contractors.
- All quotes over allocated budget.

Overall summary and comment

March 2012

- Tender advertised in the West Australian newspaper with 20 contractors expressing an interest.
- Tender closes on 18 April 2012.

February 2012

- Final design and specifications forwarded to Contract Services to initiate tender process.

January 2012

- Design and specifications complete.

December 2011

- Design philosophy complete.
- Detailed specifications commenced.

November 2011

- Final design meetings held with consultant.
- Method of tendering determined and agreed to with consultant.

October 2011

- No action – awaiting final design.

September 2011

- Confirmation of quote for construction drawings. Purchase order placed.
- Site surveys for the north and south locations completed.
- Construction drawings sent to consultant for comment.

August 2011

- Fee proposal and construction cost estimate received from consultant.

July 2011

- Meeting held with consultant to confirm design requirements.
- Project listed in 2011/2012 Capital Works Program as a carry forward to be delivered by Asset Management.

June 2011

- Revised design received support at Strategy Session held on 7 June 2011.
- Meeting organised with consultant to commence tender process.

Outlook for next period / key tasks

- Completion of detailed documentation for signage, planting, lighting and irrigation.
- Confirmation of logo angle and wording on monolith signage.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
Power supply requirements	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>	Likelihood of Occurrence <i>(Low, Medium, High, Catastrophic)</i>
Tender prices exceeding budget	High	Medium
Western Power connection delays	Medium	Medium

Capital Works Committee Monthly Report Status Report

Project Name	Hodges Drive duplication		
Project description: The duplication of the existing carriageway to link with the constructed dual carriageway east of Marmion Avenue and includes a new dual lane roundabout at Venturi Drive, upgrade of the existing roundabout at Constellation Drive and a tie-in to the existing Ocean Reef Road roundabout.			
Project Manager	Civil Projects Officer	Project Sponsor	Director Infrastructure Services
Report period	June 2013	Report date	17 July 2013
*Overall status			

*Status key	Proceeding according to Plan	Green
	Manageable Issues Exist	Amber
	Serious Issues – Need Help	Red
	Completed	Blue

Tasks/Milestones <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	Status <i>indicate status using colour status key</i>	Planned Start Date	Expected completion date	Date actually completed
Concept design		Aug 2012	Sept 2012	Sept 2012
Detailed design		Sept 2012	Oct 2012	Oct 2012
Prepare tender documentation		Oct 2012	Nov 2012	Nov 2012
Tender Period		Nov 2012	Dec 2012	Dec 2012
Tender Evaluation		Dec 2012	Jan 2013	Dec 2012
Report to Council to award Tender		Jan 2013	Feb 2013	Feb 2013
Commence construction		Mar 2013	Mar 2013	Mar 2013
Complete construction		June 2013	July 2013	
Review		June 2013	July 2013	

Overall summary and comment

June 2013

- Kerbing and asphalt works have been completed.
- Brickpaving and back fill behind kerbs is underway.
- Awaiting Western Power works to be undertaken.
- Roadway has been spotted and is ready for linemarking.
- Footpath link to school has been completed.

May 2013

- Construction is progressing in accordance with the program.
- Awaiting Western Power notification of works schedule.
- Basecourse construction complete.
- Kerbing and bitumen spray seal is underway.
- The temporary pathway is working well and the school crossing has been operational throughout the construction works.
- Traffic management continues to be monitored daily and is working well.

April 2013

- Construction is progressing in accordance with the program.
- Vegetation clearing has been completed and the earthworks and drainage are mostly complete.
- Basecourse construction is currently underway.
- Traffic management is monitored daily and is working well.

March 2013

- Contract awarded and works started on 5 March 2013.
- Works are progressing on schedule. The majority of drainage works and earthworks are complete.
- A temporary pathway has been constructed to provide safe access for students whilst construction works are underway in this vicinity.

December 2012

- Tender documentation finalised and tender advertised and evaluated.

October 2012

- A Road Safety Audit has been completed at the preliminary design stage and no safety issues were identified on the proposed road alignment and design at the intersections.
- Detailed design is progressing and plans are being prepared for Tender advertisement.
- Tender specification is being prepared.
- A pre-tender cost-estimate to be undertaken prior to a tender review.
- Pothole testing to be undertaken to determine extent of possible limestone in construction works area.

Outlook for next period / key tasks <i>as outlined in Project Plan</i>
Completion of brickpaving and back fill behind kerbs.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
Western Power's work schedule for streetlighting	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>
Fluctuation in the Construction Industry	High

**Note: if a change request listed above is approved by the Project Sponsor, then a Change Request Form should be completed accordingly.*

Capital Works Committee Monthly Project Status Report

Project Name	Mawson Park – Landscape Upgrade		
Project description: Landscape Master Planning upgrades to Mawson Park aimed to reduce water consumption, improve access, improve aesthetics/amenity while continuing to provide high quality recreational opportunities for the community.			
Project Manager	Team Leader Projects	Project Sponsor	Director Infrastructure Services
Report period	June 2013	Report date	17 July 2013
*Overall status			

*Status key	Proceeding according to Plan	Green
	Manageable Issues Exist	Amber
	Serious Issues – Need Help	Red
	Completed	Blue

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
Concept development		May 2012	November 2012	November 2012
Develop marketing materials		November 2012	November 2012	November 2012
Stakeholder consultation		December 2012	February 2013	February 2013
Irrigation		March 2013	June 2013	June 2013
Landscaping/Revegetation		May 2013	June 2013	June 2013

Overall summary and comment
<p>June 2013</p> <ul style="list-style-type: none"> Installation of irrigation system completed. Planting and kerbing installed. <p>May 2013</p> <ul style="list-style-type: none"> Installation of irrigation to the passive areas of the park 70% complete. <p>April 2013</p> <ul style="list-style-type: none"> Irrigation works continuing with the final sections of the irrigation mainline installed to the park surrounds. Irrigation lateral lines to passive areas of the park marked out.

Overall summary and comment

March 2013

- Consultation undertaken, results analysed and community notified of results
- Irrigation tender awarded in February 2013 and works commenced in March 2013
- Old irrigation system decommissioned
- Ageing play equipment – swing sets – removed

December 2012

- Draft concept plan distributed to Mayor and Ward Councillors for comment in November 2012
- Consultation materials developed
- Concept plan complete
- Irrigation plan and tender completed.

October 2012

- Concept plan – 90% completed

Outlook for next period / key tasks

- Returfing of the trenches in the playing surfaces.
- Continuing installation of the laterals and mainlines in the surrounds of the park.
- Installation of landscaping around the lake and mulched areas on the South West side of the park.
- Practical completion and handover of the irrigation system.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
• Completion and handover of the irrigation system.	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>
Delays in the project will impact on the establishment time for the turf. This could affect bookings for the sport ovals if the surface is not up to the required standard.	High

Capital Works Committee Monthly Project Status Report

Project Name	Hillarys Park – Landscape Upgrade		
Project description: Landscape Master Planning upgrades to Hillarys Park aimed to reduce water consumption, improve access, improve aesthetics/amenity while continuing to provide high quality recreational opportunities for the community.			
Project Manager	Team Leader Projects	Project Sponsor	Director Infrastructure Services
Report period	June 2013	Report date	17 July 2013
*Overall status			

*Status key	Proceeding according to Plan	Green
	Manageable Issues Exist	Amber
	Serious Issues – Need Help	Red
	Completed	Blue

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
Concept development		May 2012	November 2012	November 2012
Develop marketing materials		November 2012	November 2012	November 2012
Stakeholder consultation		December 2012	February 2013	February 2013
Irrigation		March 2013	June 2013	June 2013
Infrastructure Construction		February 2013	June 2013	May 2013

Overall summary and comment
<p>June 2013</p> <ul style="list-style-type: none"> Irrigation complete. <p>May 2013</p> <ul style="list-style-type: none"> Footpaths and infrastructure installed Irrigation lateral lines completed and commissioning of irrigation installed is ongoing. <p>April 2013</p> <ul style="list-style-type: none"> Irrigation works continuing with the installation of irrigation lateral lines to passive areas of the park 90% complete. Installed irrigation commissioned and being checked. <p>March 2013</p> <ul style="list-style-type: none"> Consultation undertaken, results analysed and community notified of results

Overall summary and comment

- Irrigation tender awarded in February 2013 and works commenced in March 2013
- Old irrigation system decommissioned
- Ageing play equipment has been removed

December 2012

- Draft concept plan distributed to Mayor and Ward Councillors for comment in November 2012
- Consultation materials developed
- Concept plan complete
- Irrigation plan and tender completed.

October 2012

- Concept plan - 90% Complete

Outlook for next period / key tasks

Key Issues for next period

Priority

(Low, Medium, High)

Key Risks to project / task completion

Potential Extent of Impact

(Low, Medium, High, Catastrophic)



Capital Works Committee Quarterly Project Status Report

Project description:	To design and construct a decked public parking facility of around 85 bays to the north of the MAAC.		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Report period	March to June 2013	Report date	17 July 2013
*Overall status			

Status key	Proceeding according to Plan	Green
	Manageable Issues Exist	Amber
	Serious Issues – Need Help	Red
	Completed	Blue

Tasks/Milestones	Status	Planned Date	Expected completion date	Date actually completed
• Meetings with MAAC		March 2011	December 2013	
• Concept Design		August 2011	September 2011	September 2011
• Cost estimate		October 2011	October 2011	October 2011
• Rezone 2 Gull Street		November 2011	February 2012	February 2012
• Final Design		April 2012	August 2012	January 2013
• Road Safety Audit on access points		September 2012	October 2012	January 2013
• Department of Regional Development and Lands to dispose of land		February 2013	July 2013	

Tasks/Milestones	Status	Planned Date	Expected completion date	Date actually completed
• Pre-tender Estimate		November 2012	November 2013	
• Public consultation		February 2013	November 2013	
• Prepare tender document and advertise		January 2013	February 2014	
• Tender award		April 2013	April 2014	
• Construction		May 2013	October 2014	

Overall summary and comment

June 2013

- Auction for the sale of lot 95 Gull Street took place as scheduled on 18 May 2013. The property was passed in however the Department of Regional Development and Lands has negotiated and accepted a contract for \$1,520,000 for the sale of the land. The settlement is being dealt with by the State Solicitors Office with settlement expected to occur on 29 July 2013.
- The Financial Assistance Agreement process is being dealt with by the Department of Regional Development and Lands and the City should be able to invoice following advice settlement has been completed.
- City officers have met with representatives from the MAAC Club to discuss the design and changes are being considered to accommodate delivery issues.
- The MAAC Club has indicated that ideally construction should commence between May and September 2014 to coincide with minimal demand for parking.

March 2013

- Financial Assistance Grant endorsed
- Auction date for Gull Street set for 18 May 2013

December 2012

- Financial Assistance Agreement from the Department of Regional Development and Lands is currently being finalised.
- City is currently considering the merits of subdividing the block prior to sale.

September 2012

- Design being checked by specialist consultant for potential issues with pedestrian, vehicle and bicycle interface.

Outlook for next period / key tasks
<ul style="list-style-type: none"> Project Plan to be amended to reflect new implementation and construction timelines.

Key Issues for next period	Priority
<ul style="list-style-type: none"> Extent of Community Consultation 	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>	Likelihood of Occurrence <i>(Low, Medium, High, Catastrophic)</i>
<ul style="list-style-type: none"> 		