

minutes

Capital Works Committee

MEETING HELD ON **TUESDAY, 2 OCTOBER 2012**

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CITY OF JOONDALUP

MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON TUESDAY, 2 OCTOBER 2012.

ATTENDANCE

Committee Members:

Cr Tom McLean, JP *Presiding Member*
Cr Brian Corr
Cr Christine Hamilton-Prime
Cr Philippa Taylor

Officers:

Mr Garry Hunt	Chief Executive Officer
Mr Mike Tidy	Director Corporate Services
Mr Charlie Reynolds	Acting Director Infrastructure Services
Mr Brad Sillence	Manager Governance and Marketing
Mrs Rose Garlick	Governance Officer

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 6.10pm.

APOLOGIES/LEAVE OF ABSENCE

Apologies:

Mayor Troy Pickard
Cr Geoff Amphlett, JP
Cr Teresa Ritchie

Leave of Absence previously approved:

Cr Russ Fishwick	29 September to 9 November 2012 inclusive.
Cr Liam Gobbert	20 - 21 November 2012 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD ON 4 SEPTEMBER 2012

MOVED Cr Hamilton-Prime **SECONDED** Cr Taylor that the minutes of the meeting of the Capital Works Committee held on 4 September 2012 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Corr, Hamilton-Prime and Taylor.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

DECLARATIONS OF INTEREST

Nil.

IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS

In accordance with Clause 76 of the City's *Standing Orders Local Law 2005*, this meeting was not open to the public.

PETITIONS AND DEPUTATIONS

Nil.

REPORTS**ITEM 1 2013/14 FACILITY REFURBISHMENT PROJECTS****WARD:** All**RESPONSIBLE
DIRECTOR:** Mr Mike Tidy
Corporate Services**FILE NUMBER:** 77575, 101515; 07100; 11809**ATTACHMENTS:**

Attachment 1	City's endorsed Master Planning Process
Attachment 2	Aerial Map of Sorrento Soccer and Tennis Clubrooms
Attachment 3	Aerial Map of Heathridge Park Clubroom
Attachment 4	Aerial Map of Timberlane Park Clubrooms
Attachment 5	Aerial Map of Admiral Park Toilets/Changerooms

PURPOSE

To consider the proposed buildings listed for refurbishment within the 2013/14 Capital Works Program.

EXECUTIVE SUMMARY

Each year the City undertakes one or two refurbishments (mini-makeovers) of community and sporting facilities. Within 2013/14 of the Five Year Capital Works Program there is currently \$180,143 proposed for the refurbishment of Sorrento Football (Soccer) Clubrooms and \$180,143 for the Sorrento Tennis Clubrooms. As these two buildings are located within Percy Doyle Reserve, it is recommended not to refurbish these buildings until the future of the site is determined through the Master Planning Project. In line with the Community Facility Review undertaken in 2011, the replacement buildings recommended for refurbishment in 2013/14 are Heathridge Park Clubroom and Timberlane Park Clubrooms.

It is recommended that Council:

- 1 BY AN ABSOLUTE MAJORITY APPROVES a change to the listed refurbishment projects to be undertaken in 2013/14 from Sorrento Football (Soccer) Clubrooms and Sorrento Tennis Clubrooms to Timberlane Park Clubrooms and one other site to be determined in November 2012; and*
- 2 REQUESTS a further report be submitted to the Capital Works Committee in November 2012 on the opportunity for upgrade of the Admiral Park, facility to address requirements of sporting clubs utilising this facility.*

BACKGROUND

Each year the City undertakes one or two refurbishments (mini-makeovers) of community and sporting facilities. The scope of the projects are confined to refurbishing particular aspects of the facility such as the following:

- Painting;
- Replacing fixtures and fittings;
- Upgrading external environments such as pathways, landscapes, playgrounds signage;
- Kitchen facilities;
- Floor coverings;
- Toilets and Changerooms (including refurbishment or new extensions to the facility);
- Storage facilities (extensions to the facility);
- Heating/cooling system; and
- Window treatments.

The construction of new buildings or major facility extension works/redesign of a facility is a redevelopment project and is considered outside the scope of a facility refurbishment project. These projects are normally addressed as a separate redevelopment project within the Capital Works Program.

Refurbishment projects are undertaken in line with the City's endorsed Master Planning Process (Attachment 1 refers). The first phase is the Consultation and Scope of Works stages - this phase involves consultation with the regular user groups of the facility to determine functionality and aesthetic issues that can be addressed through the facility refurbishment. Also taken into consideration as part of the refurbishment are community safety, environmental health and access and inclusion issues regarding the particular facility. This information is then developed into a Scope of Works document and concept plans. These documents are then used for the second phase of the project – Estimated Costs and Construction.

The priority order for the refurbishment of facilities is based on the facility condition audit undertaken by the City and the recent Community Facility Review. The purpose of the Community Facility Review project was to review the City's community facilities and make priority recommendations for refurbishment and redevelopment works for the future based on utilisation levels and user group feedback.

A report was submitted to the September 2012 Capital Works Committee meeting for consideration. The outcome of the meeting was that *the Report relating to the 2013/14 Refurbishment Project be REFERRED BACK to the administration to allow further consideration of potential alternative projects to replace the Sorrento Football Clubrooms and Sorrento Tennis Clubrooms projects in the 2013/14 year of the City's Five Year Capital Works Program.*

DETAILS

Within 2013/14 of the Five Year Capital Works Program there is currently \$180,143 proposed for the refurbishment of Sorrento Football (Soccer) Clubrooms and \$180,143 for the Sorrento Tennis Clubrooms (Attachment 2 refers). As these two buildings are located within Percy Doyle Reserve, it was recommended as part of the Community Facility Review not to undertake facility refurbishment works on these buildings until the future of the site is determined through the Master Planning Project. Council considered the Percy Doyle Master Plan at the July 2012 meeting and endorsed the project to proceed to Stage 3 – Concept Design (CJ136-07/12 refers).

In line with the Community Facility Review undertaken in 2011, the replacement buildings recommended for refurbishment in 2013/14 are Heathridge Park Clubroom (Attachment 3 refers) and Timberlane Park Clubrooms (Attachment 4 refers).

The Heathridge Park Clubroom consists of a function room and kitchen/bar/storage area. The building was refurbished in 2009/10 with a funding contribution from the Federal Government as part of the Regional and Local Community Infrastructure Program (RLCIP). Works included a new kitchen/bar and storage area, painting, security screens and the external walls rendered/painted. However, as the budget for the project was pre-determined a number of issues with the facility could not be addressed at that time. One issue is the lack of toilet facilities within the clubroom - groups hiring the facility use the changerooms at the back of the Heathridge Leisure Centre. The other main issue at the facility is the lack of storage - no dedicated storage areas has resulted in the furniture and user group belongings being kept in the hall area therefore reducing the available space and affecting the aesthetics of the room. Both of these items have recently been identified as access issues as part of a recent facility Access Audit and they also impact on the usage of the facility with no regular annual hire groups currently located at the facility.

Therefore it is proposed that within this refurbishment, the construction of a toilet and storeroom extension is undertaken. Also the Ocean Ridge Amateur Football Club and Ocean Ridge Junior Football Club have made requests to the City over a number of years to cover the recently extended spectator area to provide a covered area for viewing the oval.

Timberlane Park Clubrooms consist of a function room, kitchen, storage, disabled toilet and the Kingsley Tennis Club has a function room, office, storage and kitchen area. The building was refurbished in 2007/08 with new kitchens, disabled toilet, floor coverings, painting and small extension to provide additional user group storage. Again, as the budget for the project was pre-determined a number of issues with the facility could not be addressed at that time.

One issue is the lack of changerooms within the facility - sporting groups using the oval do not have access to any at the park. Currently there is no senior sporting club located at the park due to the lack of changerooms. A changerooms extension is recommended as it is anticipated that senior sporting clubs can be located at the park once these facilities are provided.

The other main issue is the facility currently only has public toilets accessible from outside the facility that were constructed and fit-out as standard 'park toilets'. This facility is often used for functions and by large community groups with the main feedback received regarding the issue with the lack of available toilets inside the facility. As there is only one internally accessible toilet for hall users (disabled toilet), it is recommended that separate male and female public toilets that are accessible from inside the function room be constructed to improve the facility's functionality.

Another alternative for the refurbishment funds is to undertake works at Admiral Park (Attachment 5 refers). Admiral Park, Heathridge is currently utilised by the Ocean Ridge Junior Cricket Club and Whitford and Districts Senior Cricket Club in the summer and Joondalup and Districts Rugby League Club (Juniors and Seniors) in the winter. There is a small toilet/changeroom facility at the park that was built in 1989. Recently, the Joondalup and Districts Rugby League Club undertook an extension of the toilet/changerooms to create a covered, enclosed spectator area where they also have some storage facilities.

Legislation/Strategic Plan/Policy Implications

Legislation Not Applicable.

Strategic Plan

Key Focus Area: Community Wellbeing.

- Objective:** 5.2 – To facilitate healthy lifestyles within the community.
- Strategy:** 5.2.1 – The City provides high quality recreation facilities and programs.
- Outcome:** The Joondalup community is provided with opportunities to lead a healthy lifestyle.
- Policy:** Not Applicable.

Risk Management Considerations:

If the City does not amend the facilities for refurbishment in 2013/14 and continues with those buildings currently listed (Sorrento Soccer Clubrooms and Sorrento Tennis Clubrooms), there is a risk of expending capital funds on buildings that may be consolidated as part of the Percy Doyle Master Plan project.

Financial/Budget Implications:

Currently within 2013/14 year of the Five Year Capital Works Program there is \$180,143 proposed for the refurbishment of Sorrento Football (Soccer) Clubrooms and \$180,143 for the Sorrento Tennis Clubrooms. It is proposed to reallocate these funds in part to Timberlane Park Clubrooms and a second facility to be identified and considered by the Capital Works Committee in November 2012.

All figures quoted in this report are exclusive of GST.

Regional Significance:

Not Applicable.

Sustainability Implications:

Environmental

All facility refurbishment projects are planned to reduce the impact of the carbon footprint and consider environmental sustainability design features where possible.

Social

The project will include consultation with existing sporting clubs and community groups of the facility to ensure that feedback received represents the needs of the user groups. All facility refurbishment projects will consider Access and Inclusion principles and will aim to enhance the amenity of the public space.

Economic

One of the main principles of the City's Master Planning Framework, which facility refurbishment projects align with, is the development of 'shared' and 'multipurpose' facilities to avoid duplication of facilities and reduce the ongoing maintenance and future capital expenditure requirements.

Consultation:

Once a decision is made on the facilities to undergo refurbishment in 2013/14 planning for the projects will commence with consultation with the regular hire groups to be undertaken in late 2012. The feedback received will be used to develop a Scope of Works document and concept plans. Following this, cost estimates are determined, budget allocations reviewed, works are tendered (if necessary) and the works are scheduled.

COMMENT

Given the status of the Percy Doyle Master Plan and future potential redevelopment works at the site, it is recommended not to refurbish the Sorrento Soccer and Tennis Clubrooms in 2013/14. The replacement buildings recommended for refurbishment in 2013/14 Timberlane Park Clubrooms and a second facility be identified and submitted to the Capital Works Committee in November 2012, following assessment of the requirements of the groups utilising Admiral Park, Heathridge.

VOTING REQUIREMENTS

Absolute Majority.

MOVED Cr Corr SECONDED Cr Hamilton-Prime that Council:

- 1 BY AN ABSOLUTE MAJORITY APPROVES a change to the listed refurbishment projects to be undertaken in 2013/14 from Sorrento Football (Soccer) Clubrooms and Sorrento Tennis Clubrooms to Timberlane Park Clubrooms and one other site to be determined in November 2012; and**
- 2 REQUESTS a further report be submitted to the Capital Works Committee in November 2012 on the opportunity for upgrade of the Admiral Park, facility to address requirements of sporting clubs utilising this facility.**

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Corr, Hamilton-Prime and Taylor.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnCWC021012.pdf](#)

ITEM 2 CITY OF JOONDALUP DRAFT WALKABILITY PLAN - 2012/13 CAPITAL WORKS ITEMS UPDATE

WARD:	All
RESPONSIBLE DIRECTOR:	Mr Charlie Reynolds Infrastructure Services
FILE NUMBER:	101375, 101515
ATTACHMENTS:	Attachment 1 Draft Walkability Plan – Revised 2012/13 Projects

PURPOSE

To provide the Capital Works Committee with:

- advice regarding the necessity to engage a consultant as listed in the draft Walkability Plan recommendations relating to improving walkability at the intersections of Boas Avenue and Grand Boulevard; and Collier Pass and Grand Boulevard; and
- updated information on the projects from the draft Walkability Plan for inclusion in the 2012/13 Capital Works Program (Path Replacement Program).

EXECUTIVE SUMMARY

Funding of \$190,000 has been allocated in the 2012/13 Capital Works Program to implement items recommended within the draft Walkability Plan. At the Capital Works Committee meeting held on 4 September 2012, a schedule was provided of proposed projects for the implementation of items recommended in the draft Walkability Plan.

Concerns were raised by the Committee in relation to recommendations relating to improving walkability at the intersections of Boas Avenue and Grand Boulevard; and Collier Pass and Grand Boulevard. The Committee referred these recommendations back to the administration for further advice regarding the necessity to engage a consultant.

The intention of engaging a consultant for these recommendations was for an intersection assessment including traffic modelling to be undertaken focussing on the pedestrian crossings at the Boas Avenue / Grand Boulevard and Collier Pass / Grand Boulevard intersections. The assessment of the intersections requires specialist technical involvement for the purpose of improving pedestrian crossing delay times and signal phasing times for overall traffic movements.

Intersection traffic signals and operations are the responsibility of Main Roads WA (MRWA). Requests to MRWA for permanent changes to traffic signal operations require justification including a specialist technical report detailing new signal phasing and design plan documentation for infrastructure changes. City officers do not have this level of technical expertise or specialist software to evaluate traffic signal operations to determine recommended changes to MRWA requirements.

In light of the feedback received from the Capital Works Committee meeting held on 4 September 2012 it is recommended that these projects are considered at a later date following finalisation of the draft Walkability Plan.

It is recommended that the Capital Works Committee notes the replacement of the traffic signal investigations with the following projects:

- Install a new pedestrian crossing on Whitfords Avenue linking Yellagonga Park Trail; and
- Install tactile ground indicators for a 'Continuous Path of Travel' for all traffic signal crossings on key walking routes. Three signalised intersections to be treated.

Attachment 1 includes details of the draft Walkability Plan revised Capital Works projects for 2012/13.

It is recommended that the Capital Works Committee NOTES the revised projects from the draft Walkability Plan detailed in Attachment 1 to this Report to be undertaken in the 2012/13 Capital Works Program (Path Replacement Program).

BACKGROUND

The draft Walkability Plan is currently being compiled and is due to be presented to Council for approval to release the plan for public consultation in November 2012 with the final Walkability Plan scheduled to be presented to Council for endorsement in December.

A number of infrastructure items that aim to improve walkability and trails access within the draft Walkability Plan Study Areas have been identified through site investigations and audits that have been undertaken as part of the project.

Funding of \$190,000 has been allocated in the 2012/13 Capital Works Program (*Path Replacement Program*) to implement items recommended within the draft Walkability Plan. However as the plan will not be considered by Council until December there is a risk that projects will not be completed within the 2012/13 financial year.

In order to ensure that projects commence in a timely manner and that funds are expended within the 2012/13 financial year a report was presented to the Capital Works Committee on 4 September 2012 which provided a schedule of infrastructure items to be included in the 2012/13 Capital Works Program. At that meeting the Committee requested further advice on the draft Walkability Plan recommendations relating to improving walkability at the intersections of Boas Avenue and Grand Boulevard; and Collier Pass and Grand Boulevard.

DETAILS

At the Capital Works Committee meeting held on 4 September 2012 a schedule was provided of proposed projects for the implementation of items recommended in the draft Walkability Plan. Concerns were raised by the Committee in relation to two recommendations and the necessity to engage a consultant. In summary, the draft Walkability Plan recommendations relating to 8 and 9 were as follows:

No.	Draft Walkability Plan Recommendation	Project Detail	Proposed Budget 2012/13
8	Investigate the performance of the intersection at Boas Avenue and Grand Boulevard to determine the best pedestrian outcome.	Engage a consultant to undertake a study to determine the best approach to improving walkability at the intersection of Boas Avenue and Grand Boulevard taking into consideration traffic management models and future City Centre Plans. Investigation / design only.	\$25,000
9	Investigate the performance of the intersection at Collier Pass and Grand Boulevard to determine the best pedestrian outcome.	Engage a consultant to undertake a study to determine the best approach to improving walkability at the intersection of Collier Pass and Grand Boulevard taking into consideration traffic management models and future City Centre Plans. Investigation / design only.	\$25,000

The requirement to engage a consultant was for traffic modelling to be undertaken focussing on the pedestrian crossings at the intersections of Boas Avenue / Grand Boulevard and Collier Pass / Grand Boulevard. The modelling would include an assessment of vehicle and pedestrian traffic at the intersections and specialist technical assessments for the purpose of improving pedestrian crossing delay times and signal phasing times.

The traffic signal infrastructure and operations at the intersections are the responsibility of Main Roads WA (MRWA). Requests for permanent changes to traffic signal operations, either minor or major will require justification including a specialist technical report detailing new signal phasing and design plan documentation for infrastructure modifications that may be required. City officers do not have this level of technical expertise or specialist software to evaluate traffic signal operations in detail and recommend changes to MRWA. Requested changes to traffic signal operations without appropriate detailed information are unlikely to be approved by MRWA.

Issues and options considered:

The projects for inclusion in the 2012/13 Capital Works Program (Path Replacement Program) have been chosen based on a determination of those projects most likely to be able to be completed in 2012/13. The two projects listed as Recommendation Numbers 8 and 9 would involve investigation of vehicle and pedestrian traffic at key intersections that may lead to further actions in 2013/14 and beyond.

The options available to the Capital Works Committee include:

- 1 Proceed with the intersection assessment and traffic modelling at the intersections of Boas Avenue / Grand Boulevard and Collier Pass / Grand Boulevard in 2012/13 as previously proposed; or
- 2 Replace the intersection assessment and traffic modelling with the following Projects:

- Install a new pedestrian crossing on Whitfords Avenue linking Yellagonga Park Trail; and
- Install tactile ground indicators for a 'Continuous Path of Travel' for all traffic signal crossings on key walking routes. Three signalised intersections to be treated.

The preferred option is for the traffic modelling to be replaced with the projects listed above as detailed in Attachment 1.

Legislation/Strategic Plan/Policy Implications

Legislation Not Applicable.

Strategic Plan

Key Focus Area: Community Wellbeing.

Objective: To ensure the City's facilities and services are of a high quality and accessible to everyone.

Policy:

The development of the City's draft Walkability Plan is consistent with the objectives of the City's Sustainability Policy.

Risk Management Considerations:

Given that the Walkability Plan will not be finalised until late 2012, there is a risk that the funds allocated in the 2012/13 Capital Works Program (Path Replacement Program) for projects from the draft Walkability Plan will not be completed in the Financial Year.

Financial/Budget Implications:

\$190,000 has been allocated within the Path Replacement Program of the 2012/13 Capital Works Program to implement items recommended within the draft Walkability Plan.

Account No:	FPR2142
Budget Item:	Walkability Plan Project
Budget Amount:	\$190,000
Amount Spent To Date:	\$0
Balance:	\$190,000

All figures quoted in this report are exclusive of GST.

Regional Significance:

The City of Joondalup is the major City Centre in the north west region, and is well serviced by an integrated public transport system and regional roads. The development of a Walkability Plan will strengthen the City's position in the region by providing a comprehensive, coordinated, and improved network of walk and recreational paths for all residents and visitors to the City Centre and the region.

Sustainability Implications:

There are a number of sustainability implications and benefits associated with the development of the City's draft Walkability Plan including:

Environmental

Reduced air pollution – walking reduces short car trips, which are four times more polluting than longer car trips per kilometre.

Economic

Attraction of Tourism – walking in both cities and elsewhere is a major element in the tourism sector.

Social

Social cohesiveness – pedestrian filled streets encourage social interaction and a sense of community.

Consultation:

The recommendations for the 2012/13 Capital Works Program (Path Replacement Program) outlined in Attachment 1 have been developed as a result of site investigations and audits, outcomes of community and stakeholder consultation and internal consultation.

COMMENT

The draft Walkability Plan will be completed and submitted to Council late in 2012 and will include a number of recommendations through until 2017/18.

Given that \$190,000 has been allocated for projects within the draft Walkability Plan in the 2012/13 Capital Works Program (Paths Program) it is considered prudent to progress the 2012/13 recommendations in order to allow adequate time for the projects to be fully scoped and implemented in 2012/13.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime SECONDED Cr Taylor that the Capital Works Committee NOTES the revised projects from the draft Walkability Plan detailed in Attachment 1 to be undertaken in the 2012/13 Capital Works Program (Path Replacement Program).

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Corr, Hamilton-Prime and Taylor.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnCWC021012.pdf](#)

ITEM 3 UPDATE ON 2012/13 CAPITAL WORKS PROGRAM**WARD:** All**RESPONSIBLE DIRECTOR:** Mr Charlie Reynolds
Infrastructure Services**FILE NUMBER:** 102496, 101515**ATTACHMENTS:** Attachment 1 Capital Works Project Report 2012/13

PURPOSE

The purpose of this report is to provide the Capital Works Committee with an update on the 2012/13 Capital Works Program.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2012/13 program, as at 24 September 2012, is attached.

It is recommended that the Capital Works Committee NOTES the report on the Capital Works Projects for 2012/13 forming Attachment 1 to this Report.

BACKGROUND

At its meeting held on 15 May 2012 (CJ094-05/12 refers), Council resolved *inter alia* to establish a Capital Works Committee to:

- Oversee the monthly progress of the City's annual Capital Works Program and review of the City's Five Year Capital Works Program;
- Oversee the long term planning of major capital works projects not being the role of a Council Committee established for such purposes; and
- Consider recommendations to modify the City's Capital Works.

DETAILS

The Capital Works Project Report for the 2012/13 program, as at 24 September 2012, is attached as Attachment 1.

Issues and options considered:

Not Applicable.

Legislation/Strategic Plan/Policy Implications

Legislation Sections 5.17 and 6.8 of the *Local Government Act 1995*.

A Committee cannot make decisions, on behalf of the Council, that require an absolute majority decision (Section 5.17 of the *Local Government Act 1995*), in which case, and in accordance with Section 6.8 of the *Local Government Act 1995*, includes approving expenditure not included in the City's Annual Budget. The Capital Works Committee could only recommend to the Council to approve or modify capital works projects.

Strategic Plan

Key Focus Area: Leadership and Governance.

Objective: 1.3 – To lead and manage the City effectively.

Policy: Not Applicable.

Risk Management Considerations:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Not Applicable.

COMMENT

The Capital Works Project Report for the 2012/13 program provides an update on the capital work activities undertaken as at 24 September 2012.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime SECONDED Cr Taylor that the Capital Works Committee NOTES the report on the Capital Works Projects for 2012/2013 forming Attachment 1 to this Report.

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Corr, Hamilton-Prime and Taylor.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnCWC021012.pdf](#)

ITEM 4 MONTHLY CAPITAL WORKS PROJECTS REPORT**WARD:** All**RESPONSIBLE DIRECTOR:** Mr Charlie Reynolds
Infrastructure Services**FILE NUMBER:** 102496, 101515, 02111, 03309, 10230, 00468, 55541, 22103**ATTACHMENTS:**

Attachment 1	Oceanside Promenade Redevelopment
Attachment 2	Moore Drive Duplication
Attachment 3	Currambine Community Centre and Delamere Park Construction
Attachment 4	Tom Simpson Park Upgrade
Attachment 5	Mirror Park Skate Park

PURPOSE

The purpose of this report is to provide the Capital Works Committee with monthly project status reports for capital works projects.

EXECUTIVE SUMMARY

At the Capital Works Committee meeting held on 7 August 2012 the Committee determined which capital works project reports were required and the frequency of reporting. The monthly project reports are attached.

It is recommended that the Capital Works Committee NOTES the monthly capital works project reports as detailed in Attachments 1 to 6 to this Report.

BACKGROUND

At its meeting held on 7 August 2012 the Capital Works Committee requested that the following project reports be provided on a monthly basis:

- Oceanside Promenade redevelopment;
- Moore Drive duplication;
- Currambine Community Centre and Delamere Park construction;
- Tom Simpson Park upgrade;
- Entry statements;
- Mirror Park skate park.

DETAILS

At its meeting held on 7 August 2012 the Capital Works Committee determined which capital works project reports were required to be submitted on a monthly and quarterly basis. A summary of each project and its current status is detailed below, with more detailed information in the attached project reports.

Oceanside Promenade Redevelopment

Project description: The redevelopment of Oceanside Promenade in accordance with the final concept plan, as approved by Council on 17 May 2011 (CJ092-05/11 refers).

Current status: Contractor to start on site 2 October 2012.

Changes to scope: The original budget of \$380,000 was based on a design that incorporated a narrow carriageway width to limit road widening and reduce costs. In order to comply with the outcomes of a road safety audit the road widths were significantly increased. This was one of four options presented to Council in April 2012 (CJ065-04/12 refers).

Moore Drive Duplication

Project description: Construction of a second carriageway on Moore Drive from Connolly Drive to Joondalup Drive.

Current status: Construction is currently one week behind, which is expected to be caught up by the contractor.

Changes to scope: Not Applicable.

Currumbine Community Centre and Delamere Park Construction

Project description: Design, tender and project management of the construction of Currumbine Community Centre and a new park and car park at Delamere Park.

Current status: Works due to commence in October. Pre-start meeting held with contractor.

Changes to scope: Complete end September 2013.

Tom Simpson Park Upgrade

Project description: Redevelopment of Tom Simpson Park in accordance with the final concept plan, as approved by Council on 17 May 2011 (CJ092-05/11 refers).

Current status: Works to new playground in southern section to start 27 September 2012. Works to northern section to start 12 October 2012. The Park will be closed to the public for 10 weeks.

Changes to scope: Work to the northern section of Tom Simpson Park can only be completed when Oceanside Promenade is completed in December 2012.

Entry Statements

See separate report on agenda for current status of this project.

Mirror Park Skate Park

Project description: Construction of a skate park facility at Mirror Park, Ocean Reef in accordance with Council resolution CJ099-06/11.

Current status: Contractor started on site 17 September 2012; progressing according to plan.

Changes to scope: Not Applicable.

Legislation/Strategic Plan/Policy Implications

Legislation Sections 5.17 and 6.8 of the *Local Government Act 1995*.

A Committee cannot make decisions, on behalf of the Council, that require an absolute majority decision (Section 5.17 of the *Local Government Act 1995*), in which case, and in accordance with Section 6.8 of the *Local Government Act 1995*, includes approving expenditure not included in the City's Annual Budget. The Capital Works Committee could only recommend to the Council to approve or modify capital works projects.

Strategic Plan

Key Focus Area: Leadership and Governance.

Objective: 1.3 - To lead and manage the City effectively.

Policy: Not Applicable.

Risk Management Considerations:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Not Applicable.

COMMENT

The attached capital works project reports provide an update on the activities undertaken in the last month.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime SECONDED Cr Taylor that the Capital Works Committee NOTES the monthly capital works project reports as detailed in Attachments 1 to 6 to this Report.

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Corr, Hamilton-Prime and Taylor.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnCWC021012.pdf](#)

ITEM 5 ENTRY STATEMENTS

WARD:	All
RESPONSIBLE DIRECTOR:	Mr Charlie Reynolds Infrastructure Services
FILE NUMBER:	102315, 101515, 55541, 102623
ATTACHMENTS:	Nil.

PURPOSE

To provide an update to Council on the progress of the installation of entry statements for the northern and southern entrances to the City.

EXECUTIVE SUMMARY

Tenders were advertised on 31 March 2012, through state wide public notice, for the provision of City entry statements and associated landscaping works. The tender period was for two weeks and tenders closed on 18 April 2012 with quotes ranging from \$572,691 to \$885,987.

The tenders were evaluated and declined as all were over the allocated budget and the evaluation panel concluded that none of the tenders submitted provided value to the City, taking into account the budget for the project.

Following evaluation of the tenders the scope of works were revised and reduced to fit the budget. This included the City undertaking the paving and landscaping works and a change to the construction materials. A Quantity Surveyor was engaged by the City to provide an Opinion of Probable Cost of the revised scope of works which was \$477,000 and excluded the following:

- Excavation in rock or other poor ground conditions;
- Diversion of existing services;
- Escalation beyond September 2012;
- Professional fees;
- Contingency Allowances;
- Landscaping and irrigation.

While the costs of some of these exclusions are unknown, a contingency allowance of \$24,000 and an estimated cost of landscaping and irrigation of \$25,000 increases the probable cost total to \$526,000; exceeding the remaining budget amount by \$196,000.

This represents a cost of \$263,000 per entry statement and is not considered value for money.

It is suggested that Council does not proceed with the project for the installation of entry statements at the northern and southern entrances to the City and reviews the concept design and project scope.

It is therefore recommended that Council REQUESTS the Chief Executive Officer to review the concept design and project scope for two entry statements for the City of Joondalup on Marmion Avenue at the following locations:

- 1 *North of Beach Road;*
- 2 *Adjacent to the northern boundary of Cranston Park,*

and provide a further report for Council's consideration.

BACKGROUND

Entry statements have been considered by the City over many years and in 2007 the City appointed a Landscape Architect, UDLA, to design the entry statements. UDLA attended a number of Strategy Sessions and conducted workshops with Elected Members to assist with the development of the preferred design. Following the final session with Elected Members on 19 August 2008, UDLA prepared a report which provided detailed design drawings and documentation. Subsequently, at its meeting held on 17 February 2009, Council resolved to:

- 1 *ENDORSE the concept design for the Entry Statements for the City of Joondalup; and*
- 2 *LIST for consideration in the Draft budget 2009/2010 an amount of \$375,750 for Entry Statements.*

An amount of \$375,750 was included in the City's 2009/10 Capital Works Program for the construction of three entry statements. A revised cost estimate was provided from UDLA and it was determined that insufficient funds were available for the construction of three entry statements as originally proposed. However, sufficient funds were available to construct two entry statements, with the total cost of construction estimated to be \$293,894.

At its meeting held on 16 February 2010 it was resolved that Council:

APPROVES the construction of two entry statements on Marmion Avenue at the following locations:

- 1 *North of Beach Road; and*
- 2 *Adjacent to the northern boundary of Cranston Park.*

The southern location is to the north of the intersection with Beach Road and Marmion Avenue, Duncraig and the northern location is approximately 250 metres north of the intersection with Kinross Drive and Burns Beach Road, Kinross.

The southern entry statement falls under Main Roads WA (MRWA) jurisdiction and therefore the City sought approval from MRWA for the construction. Unfortunately, approval was not granted based on the following criteria:

- Nothing to be installed within the median;
- No reflective signage on posts to be installed; and
- Minimum clear zone of six metres from the edge of the road. This essentially eliminated the possibility of any structure being placed anywhere in the road reserve.

Options for amending the design were discussed with UDLA and the design was revised to include wire rope crash barriers.

Following a risk assessment of the southern entry statement and extensive discussions with MRWA, approval was finally granted to construct the southern entry statement provided that it was protected by wire rope barrier with a two metre offset and a 1.5 metre deflection for the length of the barrier. UDLA revised the designs accordingly. The revised cost estimate for both entry statements was \$370,000.

DETAILS

Delays in receiving MRWA approval for the southern entry statement led to the project being carried forward from 2011/12 to the 2012/13 Capital Works Program. The budget amount is \$340,000.

Tenders were advertised on 31 March 2012, through state wide public notice, for the provision of City entry statements and associated landscaping works. The tender period was for two weeks and tenders closed on 18 April 2012 with prices ranging from \$572,691 to \$885,987.

The tenders were evaluated and declined as all were over the allocated budget and the evaluation panel concluded that none of the tenders submitted provided value to the City, taking into account the budget for the project.

UDLA were requested to revise and reduce the scope of works to fit the budget to allow another tender to be recalled. The main changes to the scope included:

- Reconstituted limestone walls rather than natural limestone blocks;
- Aluminium Interpretive poles rather than mild steel; and
- Paving and soft landscaping removed (to be undertaken by the City).

A Quantity Surveyor provided an Opinion of Probable Cost (dated 14 September 2012) showing an estimated construction cost of \$477,000. This cost does not include:

- Excavation in rock or other poor ground conditions;
- Diversion of existing services;
- Escalation beyond September 2012;
- Professional fees;
- Contingency Allowances; and
- Landscaping and irrigation.

While the costs of some of these exclusions are unknown a contingency allowance of \$24,000 and an estimated cost of landscaping and irrigation of \$25,000 using contracted rates increases the probable cost total to \$526,000 exceeding the remaining budget amount by \$196,000.

This represents a cost of \$263,000 per entry statement and is not considered value for money.

Issues and options considered:

The following options are opened to the City:

- 1 The City can recall the tender with the reduced scope of works and re-consider the Entry Statement Project once the tenders are evaluated. It is however likely that following previous tender results and the costings received from the Quantity Surveyor that the tender results would be within 5% of the \$526,000 estimate which would exceed the budget.
- 2 Council can decide not to proceed with the Entry Statement Project.
- 3 Council can request that the Chief Executive Officer review the concept design and project scope for two entry statements for the City of Joondalup on Marmion Avenue at the following locations:
 - North of Beach Road;
 - Adjacent to the northern boundary of Cranston Park,

and provide a further report for Council's consideration.

Option 3 is the preferred option as it allows the City to re-evaluate the project scope and propose a concept design considered to offer value for money.

Legislation/Strategic Plan/Policy Implications

Legislation Not Applicable.

Strategic Plan

Key Focus Area: The Built Environment.

Objective: 4.2 – To progress a range of innovative and high quality urban development projects within the City.

Policy Not Applicable.

Risk Management Considerations:

The entry statements have been designed in accordance with Australian Standards to minimise any risks associated with vehicle and pedestrian movement through the proposed entry statement.

Financial/Budget Implications:

Account No:	SSE2019
Budget Item:	Entry Statements
Budget Amount (2012/13):	\$ 340,000.00
Amount Spent to Date (2012/13):	\$ 808.32
Amount Committed to Date (2012/13):	\$ 9,210.00
Balance:	\$ 329,981.68

Additional expenditure from commencement of the project in June 2011 to 30 June 2012 is \$25,857.60 for consultancy works and ground service surveys. All figures quoted in this report are exclusive of GST.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Elected Members have previously had extensive opportunity to provide input into the entry statements design through a number of workshops with the designer. The most recent being a Strategy Session held in June 2011.

COMMENT

The installation of entry statements at the northern and southern entrances to the City would provide visitors and residents with a clear, unique and distinctive entry sign that is reflective of the City's aspirations. Such entry statements serve to inform people of where they are entering and provide a memorable gateway into the City of Joondalup.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Corr SECONDED Cr Hamilton-Prime that Council REQUESTS the Chief Executive Officer to review the concept design and project scope for two entry statements for the City of Joondalup on Marmion Avenue at the following locations:

- 1 North of Beach Road;**
- 2 Adjacent to the northern boundary of Cranston Park,**

and provide a further report for Council's consideration.

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Corr, Hamilton-Prime and Taylor.

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Member declared the Meeting closed at 6.43pm; the following Committee Members being present at that time:

Cr Tom McLean, JP
Cr Brian Corr
Cr Christine Hamilton-Prime
Cr Philippa Taylor