



## Capital Works

### Committee Bi-Monthly Project Status Report

<b>Project Name</b>	<b>Currambine Community Centre</b>	<b>TRIM Ref no.</b>	88565
<b>Project description:</b> Design, tender and project management of: 1. The construction of the Currambine Community Centre. 2. A car park at Delamere Park.			
<b>Project Manager</b>	Manager Asset Management	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	9 August 2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>
Presentation to Strategy Session		July 2011	July 2011	July 2011
Report to Council Meeting		July 2011	July 2011	July 2011
Project Handover		Aug 2011	Aug 2011	Aug 2011
Design and design development (ongoing through tender stage)		Dec 2011	May 2012	June 2012
Preparation of tender documentation		Feb 2012	April 2012	May 2012
Tender Period		Apr 2012	May 2012	June 2012
Tender Evaluation		May 2012	May 2012	Aug 2012
Council Approval		June 2012 Council meeting	July / August 2012 Council meeting	Aug 2012

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>
Commence construction		Sept 2012	Oct 2013	
Official opening		Sept 2013	Nov 2013	

**Overall summary and comment**

**July 2013**

- External works 65% complete.
- Main car park – 80% complete. Bitumen still to be laid.
- Steelwork 99% complete.
- Brickwork complete.
- Roof sheeting and wall cladding complete. Eaves gutters, down pipes and some flashings outstanding.
- External render 80% complete.
- Internal float and sets 95% complete.
- Hydraulic prelay 98% complete.
- Mechanical/air conditioning installation 90% complete.
- Windows and glazing complete, except for Activity Room/sliding folding door.
- Aluminium glazed doors complete.
- Toilet cubicles and vanity benches installed.
- Wall and floor tiling 80% complete.
- Painting (base coat/sealer) commenced.
- Telstra cable conduit/trenching complete.
- Building switch board still to be activated. Electrical fitting off must be completed before this can occur.
- Ceiling above stage area in Main Hall has been raised.
- Spoil heaps on Ray White Works adjoining sites have been reduced.
- Design of link footpath on south-west side complete. Construction works due to start.

**June 2013**

- External site works at 65%.
- Main large car parks progressing.
- Steelwork fixing 99% complete. Minor works remaining.
- Brickwork 100% complete.
- Roof sheeting and wall cladding complete.

### Overall summary and comment

- External render 70% complete.
- Internal render, float and set 65% complete.
- Electrical pre-lay 95% complete.
- Hydraulic pre-lay 98% complete.
- Mechanical/air conditioning installation 85% complete.
- Window frames and glazing have been installed.
- Door frames and glazed doors have been installed.
- Sliding folding glazed screen to Activity Room 1 to be installed only after landscaping has been completed.
- Trenching for Telstra cable conduit in progress 50% complete.
- Western Power has made the connection to the site switch board but not yet connected to the building switch board.
- Spoil heaps on North South and West boundaries being removed by Ray White Works.
- "Town Square" area will be available in the next two weeks for builder to complete the footpath link to Chesapeake Way.
- The project has been awarded a 'Four Star Green Star' design rating.
- Council/Mayor has requested the ceiling above the "stage" area in the main hall to be raised. This involves builders work and some alterations to one of the air handling units pipe work etc. This will result in an extension of time being issued and the date for practical completion will now be in October 2014.

### May 2013

- External site works remains at 65% completed.
- Car parks and access roads remain/ no progress - not critical to the progress of the works.
- Steelwork fixing 99% complete. Remaining work for total completion dependant on other trades. Not causing any delays to the works.
- Brickwork (internal and external) 95% complete.
- Roof sheeting 85% completed.
- Rendering generally internal and external approximately 50%
- Float and set plastering 30% complete.
- Electrical prelay rough-in works 80% complete.
- Hydraulic rough in works 95% complete.
- Mechanical Air conditioning installation 70% complete.
- Ray White still to move spoil heaps in the 'Town Square' area on the West side of the boundary to enable continuation of South side retaining walls and footpath link to Chesapeake Way.
- The round 2 documentation has been submitted to the Green Council of Australia for a four-start Green Star design rating. The Green Council of Australia should confirm the design rating by the end of June 2013.

## Overall summary and comment

### April 2013

Ray White has confirmed they will be disposing of the soil heap in the area of the proposed 'Town Square' adjacent to the west boundary of the site).

- Steelwork remains at 98% completed (some minor works still to be completed)
- Brickwork 55% completed
- Roof sheeting 65% completed
- Western Power have installed the transformer/substation
- A/C Installation
- Electrical - basic installation of conduit 25% complete
- Plumber work – basic installation 25% complete
- Design/Documentation for the extension of the water corporation sewer has been submitted to water corporation for approval - 1 week behind programme
- Overall, builder almost on programme

Ray White has confirmed they will be disposing of the soil heap in the area of the proposed 'Town Square' adjacent to the west boundary of the site).

### March 2013

- External site works 65% completed.
- Large car park at Delamere Park 65% completed. Will not progress further until access road parking at rear of building is ready for bitumen surfacing and sewer connection has been completed. There is no delay with the progress of the building.
- Retaining walls 85% completed. Remaining walls on Ray White land ("Town Square") unable to be done due to spoil heaps. Meeting with Ray White arranged to discuss this item.
- All slabs cast except areas of special polished concrete. This will not be done until later to avoid damage.
- Steelwork 98% erected.
- Brickwork 15% completed.
- Roof sheeting 35% complete. Mesh for remaining roofs 70% complete.
- Water supply now provided on site.
- Western Power to commence trenching for power cable to transformer on 8 April 2013
- Some air condition ducting due on site on 8 April 2013.
- First stage of Green Star Design submission results imminent.
- Builder approximately 1 week behind program.

### February 2013

- Car parks sub bases and soak wells installation completed.
- Retaining walls 85% complete. Water Corp easement problems resolved.
- All footings and HD bolts cast.
- All floor slabs casts except areas where polished concrete was specified.

### Overall summary and comment

- Steel expected to be delivered 1<sup>st</sup> March and steel erection to start on same day/day after.
- Prelay of electrical and hydraulic services completed
- Shop drawings for electrical site and main building switch boards being addressed.
- City of Joondalup sign boards erected.
- Western Power installation awaiting Western Power works on adjoining site to be completed.
- Advice from Green Building Council is that the building as currently designed would attract a 4-star rating.
- Contractor is currently one week behind schedule.

#### January 2013

- Retaining walls 75% complete. Progress delayed due to the wall crossing the Water Corporation easement being redesigned.
- Footings and steel column holding down bolts cast for the main Hall area.
- The large car park road base 90% completed.
- Steelwork shop drawings completed/reviewed. Steelwork being fabricated.
- Mechanical installation/equipment shop drawings and schedules issued and reviewed.
- Western Power transformer pad requirements being addressed.

#### December 2012

- Retaining walls 65% completed.
- 'In-ground' services installed in common trench.
- Soak wells for small car park, roads and service yard installed.
- Large car park build up in progress and soak wells installed.
- Additional conduits installed for services required for Delamere Park.
- Site closed 21<sup>st</sup> December to 7<sup>th</sup> January 2013.

#### November 2012

- Funding approval received from Lottery West for \$650,000.
- Builder, Pindan, started on-site with site clearance and earthworks in progress.
- Some delays encountered on site due to an Optus cable being located within our site, in the area where the proposed Western Power transformer is to be located. The transformer cannot be installed until the cable has been moved/relocated. Optus have been contacted by the City and they will make the necessary arrangements.
- The "Dial before you Dig" information indicates the cable line outside our site but within the Delamere Avenue road reserve.

#### October 2012

- Negotiations completed with the builder regarding costs associated with the changes in the original tender scope. These changes were:
  - Relocation of the building 3m east of the west boundary;

### Overall summary and comment

- Confirmation of the specifications for the roof and wall cladding, composite sheet sandwich; panel verses traditional sheet metal and insulation;
- Confirmation of the extent of the sprung flooring;
- Amendments to the fire fighting system resulting from the agreements with FESA.
- Final contract sum agreed with builder.
- Outstanding items arising from the Building License Assessment resolved. Official comments from FESA still not received.
- Building License issued on 22 October 2012.
- Builder started on-site week beginning 22 October 2012.
- Sod turning held on 29 October 2012.

#### September 2012

- Meeting held with Builder. Revised contract documentation discussed resulting from the relocation of the building three metres eastwards. Drawings handed over at meeting for Builder to quote for amendments. Builder submitted costs for additional works. Costings of \$58,080.48 being reviewed by quantity surveyor.
- Meeting held with FESA regarding their requirement for tanks and pumps to be included in the specifications; agreement reached on fire engineered solution tabled by the City's consultant (Norman Disney and Young).
- Documentation amended to reflect the FESA agreed changes issues to relevant parties. Builder requested to amend quote to reflect all changes and provide new costings by end September 2012.
- Amended drawings re-submitted for building licence approval.
- Agreement from adjoining land owner/developer for stairs to be installed on town square leading into front of community centre building.
- Industrial waste application lodged with Water Corporation.

#### August 2012

- Tender evaluations completed.
- Endorsement by Council in August 2012 to appoint builder (Pindan Pty Ltd) for the construction of the community 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 an additional car park for the fixed lump sum of \$95,851 (excl GST).
- Project contract and 'for construction' documentation has been updated to include the following:
  - All amendments for the relocation of the building due to the adjoining land owner being unable to guarantee that the area nominated on their master plan as a town square would not be developed in future.
  - Allowance for some additional services to be incorporated in the works should FESA's advice to the City to install tanks and pumps to supplement the water pressure to the internal hydrants are adopted. These include minor modifications to the switch board, conduits to location of possible future pump house and allocation of an area for possible

### Overall summary and comment

future 22,500 litre water tank (meeting arranged with FESA to finalise this situation).

- Trip switch for mechanical installation, additional smoke detectors in stores, relocation of possible future photovoltaic panels from hip roof over Activity Room 2 to the awning over the walkway on the southern side of the court yard.
- The building licence assessment has been completed and will be issued pending the decision by the City's Compliance and Regulatory Services following the meeting with FESA.
- Documentation has been completed for the following (pending decision on FESA item):
  - Building Licence Application – amended documents ready for inclusion.
  - Contract – amended drawings / documents including all additional items.
  - 'For Construction' – drawings / documents ready for issue to the builder.
- Approval received from adjoining land owner/developer (Ray White Works) for the City's builder to access their land (Lot 929, 1244 Marmion Avenue, Currumbine) to construct retaining walls on the northern, southern and western boundaries and to construct temporary footpath access across the town square site to complete the pedestrian link from Delamere Avenue to Chesapeake Way.
- Agreement reached with Ray White Works regarding the interface at the City's western boundary and the town square land owned by adjoining land owner; they have agreed to steps being provided on their land to allow direct access to the main entrance to the community centre.
- Ray White Works will remove their spoil on the northern, southern and western sides of the City's site to the site of Delamere Park where it will be used by the City as part of the landscaping.

### July 2012

- A meeting was held with the adjoining land owner / developer (Ray White) where they confirmed that they would not guarantee that the land adjoining the City's western boundary, which is nominated on their current and previous master plans as a town square, would not be developed in the future. The City has amended documentation to reflect the building moving 3metres eastwards, with the cost of the changes to be negotiated with the successful tenderer.
- The structural and services consultants commenced updating their drawings to reflect the above-mentioned change.
- Amended documents for the building licence approval are now available for re-assessment.
- Tender evaluation has been completed with the draft Council report being distributed for final comment. Report to be presented to Council on 21 August 2012.
- Projected builder's start date is now 3 September 2012, assuming the variation is agreed to.

### Previous Milestones

- The remaining consultants for electrical, hydraulic, mechanical, Part J of the BCA and Green Star accredited professional mentoring have been appointed.
- Design development of the services installation is proceeding. Now 85% complete.
- Design and specification of all building components being assessed for documentation as part of the Green Star rating application requirement.
- Structural design 90% completed.

### Overall summary and comment

- Architectural tender documentation proceeding – 85% completed.
- Preliminary discussions have been held with Lottery West regarding funding. Once a pre-tender cost estimate from a quantity surveyor has been completed an official application for funding will be submitted in May.
- Application has been lodged for funding with Liveable Cities Programme.
- Department of Health have confirmed that a Child Health Centre will be included within the building. Plans have been updated to include the Child Health Centre standard layout. A Memorandum of Understanding between the Department of Health and the City will be progressed in the coming months.
- Application has been submitted for a Building Licence with City of Joondalup Approvals.
- An Expression of Interest (EOI) was advertised in the West Australian newspaper and on the City's website for builders interested in tendering. The EOI confirmed that the Request for Tender documents to be issued at the end of April would require builders to have a Green Building Council of Australia accredited professional as part of the building team for the project.
- EOI submissions assessed and list of contractors to be invited to tender to be completed before 14 May.
- Documentation for tender for all disciplines almost complete.
- Documentation for tender completed and tender invitations sent out 30 May.
- Queries from builders being addressed.
- Addendum to tender documents being prepared.
- Pre-tender estimate submitted by quantity surveyor \$4,238,100.00
- Eight tenders received which vary from \$3,723,005 to \$4,930,470.
- Addenda issued (Addendum 1 and Addendum 2) including a separate cost for a 59 bay (including 4 bays for the disabled) car park adjacent to Delamere Avenue.
- Clarifications on tenders being requested from builders should be completed by 13 July.
- Meeting to be arranged with adjoining land owner/developer (Ray White) to resolve the problem of access to main entry of building on the west side from the "town square" (their land). The building has been planned and designed based on the adjoining developers (Ray Whites) verbal agreement and subsequent master plan that the area of ground adjoining the west boundary of the City's site would be a public open space / town square.
- If there is no resolution / agreement, the location of the community centre will be relocated by moving it a minimum of 3 metres eastwards. The documentation for the site / external works will have to be amended accordingly but the building will essentially remain as originally documented.
- The tender evaluation can be completed and recommendations made to Council. Because they are fairly minor, the amendments, if required, could be negotiated with the recommended contractor.
- The building licence cannot be issued until the discussions with the land owner adjoining our west boundary are completed.

<b>Outlook for next period / key tasks</b> <i>as outlined in Project Plan</i>
<ul style="list-style-type: none"> <li>• Obtain Water Corporation sign-off for sewer connection.</li> <li>• Commence commissioning of services.</li> <li>• Landscaping to commence.</li> <li>• Ray White Works removing spoil heaps from land on North, South and West boundaries.</li> <li>• Ray White Works to design landscaping for “Town Square”.</li> <li>• Construction continuing.</li> </ul>

<b>Key Issues for next period</b>	<b>Priority</b> <i>(Low, Medium, High)</i>	<b>Progress / Support Required</b>
Ray White Works to complete design “Town Square” in front of the Community Centre (west-side). Design in progress	Medium/high	Ray White works to produce design.
Completion of the link footpath on south-side to Chesapeake Way.	Medium/high	Builder to construct
Water Corporation to make sewer connection. Information still to be supplied by Consultants and cost for works by builder to be finalised and approved/agreed.	High	Water Corp to approve design

<b>Key Risks to project / task completion</b>	<b>Potential Extent of Impact</b> <i>(Low, Medium, High, Catastrophic)</i>	<b>Likelihood of Occurrence</b> <i>(Low, Medium, High, Catastrophic)</i>	<b>Progress / Support Required</b>
Sewer connection	high	High	Form 70a to be signed by City
Design and completion of landscaping for “Town Square” by Ray White works.	Medium/high	Medium	None – This is in Ray White works hands.

## Capital Works Committee Bi-Monthly Project Status Report

<b>Project Name</b>	Delamere Park construction		
<b>Project description:</b> Community Consultation, design, tender and construction of Delamere Park at Lot 1574 adjacent to Delamere Avenue, Currambine.			
<b>Project Manager</b>	Manager Operation Services	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	21 August 2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> as outlined in <i>Project Plan (PP) and Deliverables Log (DL)</i> .	<b>Status</b> indicate status using colour status key	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>
POS Concept Design	Blue			September 2012
Capital Works Committee Budget Review	Blue	Jan 2013	Jan 2013	19 Feb 2013
Community Consultation Marketing & Content review processes	Blue	Feb 2013	Feb 2013	2 May 2013
Community Consultation	Blue	May 2013	May 2013	29 May 2013
Community Consultation analysis and report development (SOD)	Blue	May 2013	May 2013	29 May 2013
Preparation of Tender Documentation Drawings and Schedule	Blue	July 2013	July 2013	July 2013
Tender Period	Green	Aug 2013	Aug 2013	
Tender Evaluation Period	Green	Oct 2013	Oct 2013	
Council Approval	Green	Oct 2013	Oct 2013	
Commence Construction	Green	Nov 2013	Nov 2013	

Completion Date		May 2014	May 2014	
Consolidation Period			12 weeks from Completion date (June 2014)	

**Overall summary and comment**

**July 2013**

- Consultation results report to Council in July 2013.
- Tender documentation completed.
- Tender scheduled for advertising on Saturday 3 August 2013 with closing date on Thursday 22 August 2013.

**May 2013**

- Community consultation closed in 29 May 2013. Results will be analysed and report presented to Council at the July 2013 meeting.
- Bore drilling completed; water is clear so there is no need for installation of an iron filter.
- Design and specification documents have been received for the bore construction and are currently being reviewed by the City.

**Outlook for next period / key tasks as outlined in Project Plan**

- Tender period and closure
- Tender evaluation

Key Issues for next period	Priority (Low, Medium, High)	Progress / Support Required
Completion of tender period.	Low	Coordinator Contracts
Commencement of tender evaluation	Low	Coordinator Contracts / Operation Services
Project management of the construction phase to be reviewed.	Medium	Manager Operation Services / Coordinator Projects

Key Risks to project / task completion	Potential Extent of Impact (Low, Medium, High, Catastrophic)	Likelihood of Occurrence (Low, Medium, High, Catastrophic)	Progress / Support Required
N/A			

**VARIATION REPORT**

Area of variation	Planned	Actual	Reason for variance	Change request / support required
Project scope	N/A			
Plan (time)				
Deliverable				
Budget	\$2,160,756.00			
Resources				



## Capital Works Committee Bi-Monthly Project Status Report

<b>Project Name</b>	Entry Statements and Suburban Entry Statements		
<b>Project description:</b>	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.		
<b>Project Manager</b>	Manager Operation Services	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	21 August 2013
<b>*Overall status</b>			

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

Tasks/Milestones	Status	Planned start date	Expected completion date	Date actually completed
Concept design	Blue	Apr 2013	Apr 2013	Apr 2013
Initiate liaison with Western Power, lighting consultant and irrigation designer	Green	May 2013	May 2013	
Finalise detailed design documentation	Green	May 2013	June 2013	
Commence construction		Sept 2013	Nov 2013	

Overall summary and comment
<p><b>July 2013</b></p> <ul style="list-style-type: none"> <li>Revised recommendations received from Main Roads Western Australia (MRWA) on 19 July 2013. The interpretative poles now do not have to be frangible.</li> <li>Revised design for non frangible poles completed and request for quotes are in progress for supply and install of non frangible poles.</li> <li>Review of text and logo to be included on monolith entry and exit signs completed.</li> <li>Final design documentation is in progress for monolith entry and exit signs.</li> <li>Liaison with Western Power is in progress.</li> </ul>

**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 (CJ059-05/13)
- 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 the 1.5m 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 MRWA 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**

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

**June 2012**

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

**April/May 2012**

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

**March 2012**

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

**February 2012**

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

**January 2012**

- Design and specifications complete.

**December 2012**

- Design philosophy complete.
- Detailed specifications commenced.

**November 2011**

- Final design meetings held with Consultant.
- Method of tendering determined and agreed 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 costs eliminate received from Consultant.

**July 2011**

- Meeting held with consultant to confirm design requirements.
- Project listed in 2011/12 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** *as outlined in Project Plan*

1. Completion of detailed documentation for signage, planting, lighting and irrigation
2. The City to project-manage the entry statement installation in house using existing City contracts.
3. Quotations received and orders placed for signage.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>	Progress / Support Required
Certified fabrication details	High	Provided by Nom Sub Contractors
Power supply requirements	High	Provided by Western Power
Orders placed for signage	High	Signage Consultant

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>	Progress / Support Required
Western Power connection delays	Medium	Medium	Monitor and continual liaison with Western Power

VARIATION REPORT				
Area of variation	Planned	Actual	Reason for variance	Change request / support required
Project scope				
Plan (time)				
Deliverable				
Budget				
Resources				

*\*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 Bi-monthly Report Status Report

<b>Project Name</b>	Hodges Drive duplication		
<b>Project description:</b> 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.			
<b>Project Manager</b>	Civil Projects Officer	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	26 August 2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Start Date</b>	<b>Expected completion date</b>	<b>Date actually completed</b>
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	June 2013	
Review		June 2013	June 2013	

### Overall summary and comment

#### July 2013

- Kerbing and asphalt works have been completed as has the footpath link to the school. All brick paving and backfill is complete.
- Linemarking is complete.
- Western Power works underway with 80% complete.

#### 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 path way 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.

#### March 2013

- Contract 34/12 was issued to Densford Civil Pty Ltd. Construction works by Densford Civil started on 5 March 2013.
- Works are progressinh on schedule. The majority of drainage works are complete and the bulk of the 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 *as outlined in Project Plan*

- Western Power works to be completed

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
1. Western Power completing works to schedule.	High

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



## Capital Works Committee Bi-monthly Project Status Report

<b>Project description:</b>	Marmion Foreshore car park		
<b>Project Manager</b>	Manager Asset Management	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	March to June 2013	<b>Report date</b>	22 August 2013
<b>*Overall status</b>			

<b>Status key</b>	<b>Proceeding according to</b>	Green
	<b>Manageable Issues Exist</b>	Amber
	<b>Serious Issues – Need Help</b>	Red
	<b>Completed</b>	Blue

Tasks/Milestones	Status	Planned Date	Expected completion date	Date actually completed
• Meetings with MAAC		March 2011	Dec 2013	
• Concept Design		Aug 2011	Sept 2011	Sept 2011
• Cost estimate		Oct 2011	Oct 2011	Oct 2011
• Rezone 2 Gull Street		Nov 2011	Feb 2012	Feb 2012
• Final Design		Apr 2012	Oct 2013	Jan 2013
• Road Safety Audit on access points		Sept 2012	Oct 2012	Jan 2013
• Department of Regional Development and Lands to dispose of land		Feb 2013	July 2013	May 2013
• Pre-tender Estimate		Nov 2012	Nov 2013	Aug 2013
• Public consultation		Feb 2013	Nov 2013	
• Prepare tender document and advertise		Jan 2013	March 2014	
• Tender award		Apr 2013	Apr 2014	

Tasks/Milestones	Status	Planned Date	Expected completion date	Date actually completed
<ul style="list-style-type: none"> <li>Construction</li> </ul>		May 2013	Oct 2014	

#### Overall summary and comment

##### July 2013

- Design has been reviewed following input from MAAC.
- Meeting to be held with MAAC and MRWA in August 2013 to finalise design.

##### 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 have 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

- Design approval from MAAC and MRWA.

Key Issues for next period	Priority
<ul style="list-style-type: none"> <li>Design approval</li> </ul>	High

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



## Capital Works Committee Bi-Monthly Project Status Report

<b>Project Name</b>	Hillarys and Mawson Park – Landscape upgrade – Phase 2		
<b>Project description:</b>	Stage One of the Landscape Master Planning upgrades to Hillarys Park and Mawson Park were completed in 2012/13. This mainly involved the installation of a new irrigation systems aimed to reduce water consumption. Stage Two of these projects are to improve access, aesthetics and amenity while continuing to provide high quality recreational opportunities for the community.		
<b>Project Manager</b>	Team Leader Projects	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	1 to 31 July 2013	<b>Report date</b>	22 August 2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Start Date</b> <i>(from PP / DL)</i>	<b>Expected completion date</b>	<b>Date actually completed</b>
<b>Hillarys Park – Stage 2</b>				
Concept development		July 2013	July 2013	08/07/2013
Detailed design		July 2013	Sept 2013	
Quotations accepted		Sept 2013	Sept 2013	
Stakeholder notification		Sept 2013	Oct 2013	
Footpaths – construction		Oct 2013	Dec 2013	
<b>Mawson Park – Stage 2</b>				
Concept development		July 2013	July 2013	08/07/2013
Detailed design		July 2013	Oct 2013	
Consultation		Oct 2013	Dec 2013	
Construction		Jan 2014	May 2014	

<b>Overall summary and comment</b>
<b>July 2013</b>
<ul style="list-style-type: none"> <li>• Concept design complete</li> <li>• Detail design being prepared</li> </ul>

<b>Outlook for next period / key tasks</b> <i>as outlined in Project Plan</i>
<ul style="list-style-type: none"> <li>• Consolidation of planting for Stage 1 being monitored at Mawson Park</li> <li>• Progressing detailed design</li> </ul>

<b>Key Issues for next period</b>	<b>Priority</b> <i>(Low, Medium, High)</i>	<b>Progress / Support Required</b>
Establishment of plants during winter	Medium	

<b>Key Risks to project / task completion</b>	<b>Potential Extent of Impact</b> <i>(Low, Medium, High, Catastrophic)</i>	<b>Likelihood of Occurrence</b> <i>(Low, Medium, High, Catastrophic)</i>	<b>Progress / Support Required</b>
Consultation outcome	Medium	Low	Strategic and Organisation Development assistance

<b>VARIATION REPORT</b>				
<b>Area of variation</b>	<b>Planned</b>	<b>Actual</b>	<b>Reason for variance</b>	<b>Change request / support required</b>
<b>Project scope</b>				
<b>Plan (time)</b>				
<b>Deliverable</b>				
<b>Budget</b>				
<b>Resources</b>				



## Capital Works Committee Bi-Monthly Project Status Report

<b>Project Name</b>	Warrandyte Park – Landscape Upgrade		
<b>Project description:</b> Landscape Master Plan Upgrade – Phase 1 irrigation upgrades / Phase 2 Landscaping using hydro-zoning principles.			
<b>Project Manager</b>	Manager Operation Services	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	1 July to 31 July 2013	<b>Report date</b>	August 2013
<b>*Overall status</b>			

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

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
Concept development	Blue	Jul 2013	Aug 2013	15/08/2013
Installation of new Bore	Green	Jul 2013	Aug 2013	
Detailed landscape design	Green	Aug 2013	Sept 2013	
Detailed irrigation design	Green	Aug 2013	Sept 2013	
Consultation		Oct 2013	Nov 2013	
Construction		Sept 2013	Apr 2014	
Consolidation		Mar 2014	Aug 2014	

Overall summary and comment
<b>July 2013</b> Forms submitted the Department of Water for approval to drill a new bore Site investigations undertaken and concept design prepared

Outlook for next period / key tasks
<ul style="list-style-type: none"> <li>• Approval to be received from the Department of Water to drill the new bore.</li> <li>• New bore to be installed and flow tested.</li> <li>• Detailed design to be finalised.</li> </ul>

<b>Key Issues for next period</b>	<b>Priority</b> <i>(Low, Medium, High)</i>
<ul style="list-style-type: none"> <li>Flow rate performance not consistent with existing bore</li> </ul>	Medium

<b>Key Risks to project / task completion</b>	<b>Potential Extent of Impact</b> <i>(Low, Medium, High, Catastrophic)</i>
<ul style="list-style-type: none"> <li>Subject to outcome of the public consultation</li> </ul>	Medium



## Capital Works Committee Bi-Monthly Project Status Report

<b>Project Name</b>	Shenton Avenue Landscaping	<b>TRIM Ref no.</b>	53597, 101842, 07056
<b>Project description:</b> Iconic Landscaping is the provision of landscape enhancements to east west arterial roads within the City of Joondalup. This arterial roads project will be undertaken in accordance with the City's Landscape Master Plan under the Streetscape Enhancement Program (SSE) for the preservation of local biodiversity through the collection, propagation and mass planting of local native species, thus ensuring the preservation of local biodiversity.			
<b>Project Manager</b>	Manager Operation Services	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	August 2013
<b>*Overall status</b>			

<b>*Status key</b>	<b>Proceeding according to</b>	Green
	<b>Manageable Issues Exist</b>	Amber
	<b>Serious Issues – Need Help</b>	Red
	<b>Completed</b>	Blue

Note: If a project milestone has not commenced, leave the status box blank – no colour required.

<b>Tasks/Milestones</b> as outlined in Project Plan (PP) and Deliverables Log (DL).	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>
• <b>Forward Works:</b> Forward works from Pontiac Way to Freeway including main-line under-boring, paving and tree planting completed.				June 2012
• <b>Budget Approval:</b> Additional funding.		July 2013	July 2013	27 June 2013
• <b>Working Drawings:</b>		July 2013	Aug 2013	
• <b>Detailed Design:</b>		Aug 2013	Sep 2013	
• <b>Construction:</b>		Feb 2014	June 2014	
• <b>Irrigation installation:</b>				
• <b>Review</b>		July 2013	July 2013	

<b>Overall summary and comment</b>
<ul style="list-style-type: none"> <li><b>July 31 2013:</b> Budget approved for 2013/14 and final working drawings and cost estimate commenced.</li> </ul>

<b>Outlook for next period / key tasks <i>as outlined in Project Plan</i></b>
<ol style="list-style-type: none"> <li>Project Plan approval</li> <li>Completion of working drawings.</li> <li>Tube stock ordering.</li> <li>Irrigation Design commenced.</li> </ol>

<b>Key Issues for next period</b>	<b>Priority</b> <i>(Low, Medium, High)</i>	<b>Progress / Support Required</b>
Finalisation of Working Drawings to progress CER for soft landscaping contract.	High	Liaison with Plan E, Manager Operations and Coordinator Projects assistance

<b>Key Risks to project / task completion</b>	<b>Potential Extent of Impact</b> <i>(Low, Medium, High, Catastrophic)</i>	<b>Likelihood of Occurrence</b> <i>(Low, Medium, High, Catastrophic)</i>	<b>Progress / Support Required</b>
N/A			

<b>VARIATION REPORT</b>				
<b>Area of variation</b>	<b>Planned</b>	<b>Actual</b>	<b>Reason for variance</b>	<b>Change request / support required</b>
<b>Project scope</b>				
<b>Plan (time)</b>				
<b>Deliverable</b>				
<b>Budget</b>				
<b>Resources</b>				

*\*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 Bi-Monthly Project Status Report

<b>Project Name</b>	<b>Admiral Park - Refurbishment</b>	<b>TRIM Ref no.</b>	08434
<b>Project description:</b>			
Admiral Park Clubroom Redevelopment to accommodate the Rugby League Club. Including 11 additional parking bays, power upgrade, six new floodlights, and refurbishment to the existing toilets; refurbishment and extension to the existing changerooms; new umpire and first aid room; storage for the existing sporting clubs and a new clubroom area that includes meeting space (85m <sup>2</sup> ), kitchen and associated storage.			
<b>Project Manager</b>	Manager Asset Management	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	9 August 2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>
Report to Council Meeting		May 2013	May 2013	May 2013
Tender Period		June 2013	June 2013	June 2013
Tender Evaluation		July 2013	July 2013	Aug 2013
Tender Award		Aug 2013	Aug 2013	Aug 2013
Commence construction		Sept 2013	Apr 2014	
Official Opening		May 2014		

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>

<b>Overall summary and comment</b>
<p><b>July 2013</b></p> <ul style="list-style-type: none"> <li>Tender evaluations completed and Devco Holdings Pty has been appointed.</li> <li>Construction drawings prepared.</li> <li>Construction starting in September 2013.</li> </ul> <p><b>June 2013</b></p> <ul style="list-style-type: none"> <li>Pre-tender Opinion of Cost submitted by Quantity Surveyor - \$833 400. (Building only)</li> <li>Tender invitations sent out.</li> <li>Five contractors attended pre-tender meeting.</li> <li>Queries from builders being addressed.</li> </ul> <p><b>May 2013</b></p> <ul style="list-style-type: none"> <li>Building design</li> <li>Services design</li> </ul>

<b>Outlook for next period / key tasks</b> <i>as outlined in Project Plan</i>
<ul style="list-style-type: none"> <li>Tender evaluation</li> </ul>

<b>Key Issues for next period</b>	<b>Priority</b> <i>(Low, Medium, High)</i>	<b>Progress / Support Required</b>
Complete tender evaluations and recommendations	High	Contracts Coordinator
Submit for CEO approval	High	CEO
Obtain Building Licence	High	
Appoint Builder	High	Contracts Coordinator

Key Issues for next period	Priority <i>(Low, Medium, High)</i>	Progress / Support Required

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>	Progress / Support Required
Tender Price too high	Medium	Low	
Builder does not complete works on time	Medium	Low	

VARIATION REPORT				
Area of variation	Planned	Actual	Reason for variance	Change request / support required
Project scope				
Plan (time)				
Deliverable				
Budget	<b>2012/13 (MPP2036)</b> \$760,000  <b>2013/2014 (MPP2038)</b> \$858,990	<b>March 2013 to July 2013</b>  <u>\$109,828.87 actual</u>  <b>July 2013 to 15 August 2013</b>  \$ 50,296.34  \$ 26,910.22 commitments		

<b>VARIATION REPORT</b>				
<b>Area of variation</b>	<b>Planned</b>	<b>Actual</b>	<b>Reason for variance</b>	<b>Change request / support required</b>
<b>Resources</b>	-	-		



## Capital Works Committee Bi-Monthly Report Status Report

<b>Project Name</b>	Iluka District Open Space – Sports Lighting Upgrade		
<b>Project description:</b>	The installation of 10 floodlight poles at Iluka Open Space to upgrade floodlighting at Iluka District Open Space to meet Australian Standards for Large Ball Sports Training.		
<b>Project Manager</b>	Electrical Projects Officer	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Start Date</b>	<b>Expected completion date</b>	<b>Date actually completed</b>
Concept design	100%	July 2012	Sept 2012	Sept 2012
Detailed design	100%	Sept 2012	July 2013	July 2013
Prepare tender documentation		July 2013	Aug 2013	
Tender Period		Sept 2013	Sept 2013	
Tender Evaluation		Sept 2013	Oct 2013	
Report to Council to award Tender		Nov 2013	Nov 2013	
Commence construction		Jan 2014	May 2014	
Complete construction		May 2014	June 2014	
Review		June 2014	June 2014	

Overall summary and comment
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<p><b>July 2013</b></p> <ul style="list-style-type: none"> <li>Detailed design plans are complete and ready for Tender advertisement.</li> <li>Tender specification is being finalised.</li> </ul>
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Outlook for next period / key tasks <i>as outlined in Project Plan</i>
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<p>Application to Western Power for power upgrade to this site to be progressed.          Quotations to be sought for new switchboard.          Prepare tender documentation for advertisement in early September 2013.</p>
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Key Issues for next period	Priority <i>(Low, Medium, High)</i>
Liaison with Western Power.	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>
Fluctuation in the Construction Industry	High
Hard digging if rock encountered at footing locations	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 Bi-Monthly Report Status Report

<b>Project Name</b>	Otago Park – Sump Beautification		
<b>Project description:</b>	The conversion of the existing fenced sump to an open, attractive drainage facility, integrated with the adjoining park.		
<b>Project Manager</b>	Team Leader Civil Projects	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	August 2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL).</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Start Date</b>	<b>Expected completion date</b>	<b>Date actually completed</b>
Concept design	100%	April 2013	Sept 2012	May 2013
Detailed design	95%	May 2013	Oct 2013	
Cost sharing agreement with Landcorp & COJ	20%	July 2013	Oct 2013	
Construction of Civil Component		Mar 2014	June 2014	
Construction of Landscape Component		May 2014	June 2014	
Review		June 2014	June 2014	

<b>Overall summary and comment</b>
<p><b>July 2013</b></p> <ul style="list-style-type: none"> <li>The subdivision of Craigie High School has been tendered and is nearing commencement of construction by Landcorp. The Otago Park component will be included in Stage 1 construction works, to be completed prior to winter 2014.</li> </ul>

- Focus on final agreement of terms and conditions for the cost sharing arrangement.

#### History of Project

- 2011 The concept of merging the Craigie High School drainage with the adjoining Otago Park Sump, with a cost sharing philosophy agreed in principle during pre planning discussions
- 2012/13 Concept drawings were developed with approx 2,000m<sup>3</sup> storage underground. This option was costed and considered to be too costly.
- 2012 Revisions to the concept design reduced the underground storage to around 500m<sup>3</sup>, allowing for a 1year storm to be retained underground with larger and less frequent storm events surcharging to the surface. These revisions also reduced the overall cost of the project, and allowed the South West corner to be opened out to provide improved integration with the park, thus maximising aesthetic benefits.

#### Outlook for next period / key tasks

Finalise cost sharing agreement between COJ and Landcorp by end Oct 2013  
Endorse final design drawings for construction by end Oct 2013

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
Endorse final design drawings	High
Finalise cost sharing agreement between COJ and Landcorp	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>
Dependent on Craigie High School Subdivision development. (Landcorp)	High
Cost sharing agreement	Medium

*\*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 Bi-Monthly Project Status Report

<b>Project Name</b>	Joondalup City Centre Lighting	<b>TRIM Ref no.</b>	06573 69509
<b>Project description:</b>			
<p>This project covers the refurbishment of Central Walk from Shenton Avenue to Central Park, Joondalup.</p> <p>The project is driven by the need to improve the vitality of Central Walk to become a distinctive and recognisable area of business and patron interaction, pedestrian usage spine and public space. Elected members also requested some quick fixes that then became part of the project. The main elements of the refurbishment are:</p> <ul style="list-style-type: none"> <li>• A staged implementation of high standard lighting to increase amenity, safety and security;</li> <li>• New planter boxes and bins with a common material type and style;</li> <li>• New and upgraded information signage matching the City's corporate identity;</li> <li>• New power cabinets matching the material and style of the bins and planter boxes for additional power outlets for street markets;</li> <li>• Upgrade parts of CCTV network to include fibre optic cabling for increased transmission speed of imagery.</li> </ul> <p>A working group was formed and led by the Director Planning and Community Development to coordinate the refurbishment, ensure retention of funds from carry forwards and seek approval to undertake works.</p>			
<b>Project Manager</b>	Manager Asset Management	<b>Project Sponsor</b>	Director Infrastructure Services
<b>Report period</b>	July 2013	<b>Report date</b>	14 August 2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> as outlined in <i>Project Plan (PP) and Deliverables Log (DL)</i> .	<b>Status</b>	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>
Review of Central Walk functions and activity to determine response and extent of quick fixes and lighting improvements following feedback from Mayor and CEO.		Nov 2011	Nov 2011	Dec 2011
Meetings of Working Group with CEO to determine course of action: <ul style="list-style-type: none"> <li>Options on lighting</li> <li>CCTV extension / upgrade</li> <li>Style of bins / recycling</li> <li>Style of planter boxes and reticulation</li> <li>Land management</li> <li>Funding</li> </ul>		March 2012	Apr 2012	Apr 2012
DPCD presented findings of working group to May 2012 Strategy Session to confirm the refurbishment plan.		May 2012	May 2012	May 2012
DPCD receives confirmation from CEO to proceed with refurbishments works as presented (TRIM 69509).		June 2012	June 2012	June 2012
Project Plan and budget prepared and approved.		July 2012	Aug 2012	Aug 2012
Develop design and construction schedule to manage and report progress		July 2011	Aug 2012	Aug 2012
DPCD and A/DIS confirm luminaire and pole spacing to enable detail design and documentation to proceed		July 2011	Aug 2012	Aug 2012
Consultation with land owners, residents and businesses to advise of project and schedule.		July 2012	Sept 2012	Aug 2012
Undertake landscaping and Install revised signage		Aug 2012	Aug 2012	Aug 2012 for landscaping works

<b>Tasks/Milestones</b> as outlined in <i>Project Plan (PP) and Deliverables Log (DL)</i> .	<b>Status</b>	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>
Provide rubbish bin enclosures		Sept 2012	Oct 2012	Oct 2012
Provide planter boxes		Aug / Sept 2012	Oct 2012	Oct 2012
Tendering and contract documentation and Council report		Sept to Dec 2012	Dec 2012	Feb 2013
Installation of lighting, reticulation and CCTV		March / April 2013	Sept 2013	
Project review and report		April / May 2013	Oct 2013	

### Overall summary and comment

#### July 2013

- Site works commenced 22 July 2013.

#### June 2013

- Community notification undertaken with project to commence week of 22 July 2013 and take approx. 8 weeks.

#### May 2013

- Tender for the installation of Stage 1 accepted 31 May 2013. Site discussions commenced with High Speed Electrics 10 June 2013.

#### April 2013

- Tender for the installation of Stage 1 closed and evaluation is in progress. It is expected that the completion date for Installation works will now extend out past 30 June 2013.
- Fabrication of poles in progress – minor issue with anti-graffiti coating & powder coating interaction has been resolved.

#### March 2013

- Tender for the installation of Stage 1 closed and evaluation is in progress.
- Sage Consulting engaged for technical support during tender process and installation works.

#### February 2013

- Minor issues with design documentation for poles and revised circumference dimensions of pole.
- Tender released for the installation of Stage 1.
- Sage Consulting engaged for technical support during tender process and installation works.

#### January 2013

- Purchase Order Requisitions placed for supply & delivery of poles and luminaires for stages 1, 2 & 3 with Auspole & Zumbotel respectively.
- Tender for the installation of stage 1 currently being documented.

## Overall summary and comment

### December 2012

- Revised documentation and Quantity Survey for a new lighting layout completed.
- Tender to be split into two phases: one for the supply of poles and luminaires and one for the installation to shorten the period of works to achieve 31 May 2013 completion date.
- Documentation in progress for the two quotations to be released in January 2013.

### November 2012

- Revised Documentation and Quantity Survey of lighting (including three options) for Stage 3 completed in readiness for tender process.

### October 2012

- Planter boxes and bin enclosure works completed.
- Design, documentation and Quantity Survey of lighting completed in readiness for tender process.

### September 2012

- Planter boxes and bin enclosures delivered to the Works Operation Centre for fit out.

### August 2012

- Southern and northern garden beds upgrade completed.
- Installation of bollards and line marking to carpark completed.
- Planter boxes being manufactured.
- Detailed design/documentation in progress.
- Contract Establishment Request approved.
- Detailed services site survey completed.

### July 2012

- Preliminary report on luminaire and spacing options by consultant.
- DPCD and A/DIS confirm agreement to use of BEGA 9956 luminaire at 20m spacing on the basis of cost and energy efficiency.
- Design and construction schedule finalised.

### June 2012

- Finalised landscape plans for northern and southern sections.
- CEO approves refurbishment outline by DPCD and ADIS on 14 June 2012.

### May 2012

- DPD presentation to May 2012 Strategy Session to outline refurbishment plan.
- Investigating reduced pole spacing and additional costs to achieve P7 illumination level.
- Detailed engineering survey and ultimate landscape plan provided to electrical consultant.

### April 2012

- Central Walk Project Team and CEO meetings to confirm standards, staging and costs.
- Plan of utility services compiled.

### March 2012

- Meeting with CEO to develop scope of works, staging and lighting standards for Central Walk.
- Received CEO authorisation to engage consultants to investigate design of Central Walk lighting and trial sites in LED luminaires.
- Detailed engineering survey received showing path levels, awning and balcony levels and topographic features.
- Central Walk Project Team meeting to discuss streetscape planning and other elements of Central Walk refurbishment.
- City applies to Department of Regional Development and Lands for a management order and control over three separate lots of Central Walk.

## Overall summary and comment

### February 2012

- CEO approval to redesign Central Walk and trial sites in LED luminaries.
- Prepared report on design and construction estimates, timing and phasing for full upgrade of Central Walk.
- Central Walk Project Team confirmed lighting is compatible with streetscape and other elements of Central Walk refurbishment.

### January 2012

- Additional information collated on LED lighting and probable redesign costs for report to ELT.

### December 2011

- Gecko LED lamps installed to Central Walk (Central Park to Shenton Avenue).
- Brief report of lighting options and attachments provided to DIS for CEO.
- Landscape Architect defines style of bins and planter boxes.

## Outlook for next period / key tasks *as outlined in Project Plan*

- Commencing Installation.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>	Progress / Support Required
Consultant availability	High	City liaison with consultant to meet schedule.
Quotes for poles and luminaires, and installation to be within available budget.	High	Quotations for poles & luminaires within budget allowances. Tender for installation being evaluated.
Project to transfer to Infrastructure Management Services for management of installation once tender process has been completed	High	Project will continue to be managed by Coord. IAM

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>	Progress / Support Required
Acceptance of Tender for installation works	High	High	Delays in acceptance of itender is expected to lead to two month delay in completion of works.
Delivery of Poles & Luminaires to meet installation timeframes	High	Medium	City liaising with suppliers to meet schedule
Consultant unable to meet City timelines	High	Low	City liaising with consultant to meet schedule
Resources available reduced due to increased asset mngmt effort to existing asset base	High	Medium	Increase resources by using panel consultants to assist in design and supervision



# CAPITAL WORKS COMMITTEE

## Bi-Monthly Project Status Report

<b>Project Name</b>	Multi-story car park – Boas Avenue	<b>Trim Ref No.</b>	54023 INT13/17331
<b>Project description:</b> Construct a Multi Storey Car Park on Lot 535 (93) Boas Avenue Joondalup comprising approximately 400 car bays over 5 levels			
<b>Project Manager</b>	Abe Ashbil	<b>Project Sponsor</b>	Mike Tidy, Director Corporate Services
<b>Report period</b>	Bi-Monthly (until construction commencement)	<b>Report date</b>	21 August 2013
<b>*Overall status</b>			

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

<b>Tasks/Milestones</b> <i>as outlined in Project Plan (PP) and Deliverables Log (DL)</i>	<b>Status</b> <i>indicate status using colour status key</i>	<b>Planned Date</b> (from PP / DL)	<b>Expected completion date</b>	<b>Date actually completed</b>
A. Business Case Approved		Nov 2012	Dec 2012	11 Dec 2012
B. Preliminaries		Sep 2013	Sep 2013	
C. Prepare Design Brief		Jun 2013	Jun 2013	14 Jun 2013
D. Prepare Tender Documents – QS		Jun 2013	Jun 2013	25 Jun 2013
E. Prepare Tender Documents – Architect		Jun 2013	Jun 2013	25 Jun 2013
F. Appoint Architect (Council meeting)		Sept 2013	Sept 2013	
G. Appoint QS		Sept 2013	Sept 2013	
H. Design Documentation		Feb 2014	Feb 2014	

I. Design Certification & Building Permit		Feb 2014	Feb 2014	
J. City Direct Works appoint all contractors		Jul 2014	Jul 2014	
K. Construction Tenders / Appoint Builder (Council meeting)		Jul 2014	Jul 2014	
L. Construction Start		Jul 2014	Jul 2014	
M. Construction end (certificate of occupancy issued)		Aug 2015	Aug 2015	

<b>Overall summary and comment</b>
<p><u>July</u></p> <ul style="list-style-type: none"> <li>• Project on target to meet timescales.</li> <li>• Tender for QS, Architect and consultant specialists' panel review completed.</li> <li>• Project plan awaiting sign off.</li> <li>• Quotation for appointing independent building surveyor to be called.</li> </ul> <p><u>June</u></p> <ul style="list-style-type: none"> <li>• Project on target to meet timescale</li> <li>• Tenders for QS, Architect and consultant specialists have now closed</li> <li>• Project plan been prepared for sign-off</li> <li>• Marketing for branding and corporate colours – commenced</li> <li>• Communication draft plan being developed</li> <li>• Draft report by RP&amp;CS on proposed parking technology prepared</li> <li>• In principle agreement with Western Power in respect of Lot 537 (Sub Station) re: title transfer to City, incorporate into MSCP structure and ongoing future access by Western Power, waiting on written confirmation</li> </ul> <p><u>May 2013</u></p> <ul style="list-style-type: none"> <li>• Program established for the Traffic Impact Study <ul style="list-style-type: none"> <li>- Draft due 04 June 2013</li> <li>- Final report by 14 June 2013</li> </ul> </li> <li>• Site survey repeg of boundaries completed 20 May 2013</li> <li>• Negotiations with Western Power continued in respect of Lot 537 (Sub Station) re: Title &amp; Access</li> <li>• Design brief commenced</li> <li>• Tender Specification for QS commenced</li> <li>• Tender Specification for Architect and specialist consultants commenced</li> <li>• Current budget will need reviewing by QS (to be appointed) once Schematic / Concept design has been prepared by architect</li> <li>• Project plan being reviewed for sign off</li> </ul>

- Operational City Direct Works defined with Parking team developing specification
- Meetings with Marketing re: branding and corporate colours to be developed

#### April 2013

- Project Manager appointed 2 May.
- Meetings held with key personnel to discuss processes.
- Traffic Impact Study – not yet completed, programme to be established for completion of report.
- Site Survey arranged with Licensed Surveyor to establish and peg boundaries.
- Western Power contacted in respect of Lot 537 (sub-station), regarding title & access issues.
- Design brief will commence for basis of calling tenders for architect & consultant team.
- Current budget being reviewed versus original QS estimates.
- Project Plan being reviewed.

#### March 2013

- Traffic Impact Study – initial feedback from consultants received.
- Design – review of design taking account of initial feedback from Traffic Impact Study

#### February 2013

- The topographical survey has been completed.
- The traffic counters and turning counters have been done and the figures being assessed.

#### January 2013

- Project Plan (Draft) prepared
- Project Plan Detailed timelines prepared
- Approach for external support of the project reviewed and proposal included in Draft Project Plan (Architects to prepare tender documents and oversee the construction)
- Sourcing Strategy Draft prepared and included in Draft Project Plan
- Traffic Impact Study identified as a crucial next step, as this could influence the design

#### December 2012

- SFMC review and approval
- Council review and approval

#### November 2012

- Parking survey completed, reports prepared
- Business Case updated

#### October 2012

- Business Case reviewed at SFMC. Action to undertake a Parking Survey
- Parking Survey planned

July / Aug 2012

- Stakeholder consultation – stakeholders have been consulted in all Directorates
- Benchmark City of Perth – Elder Street Car Park identified as benchmark (from a construction side) – visit to Car Park and meeting with Head of Parking, City of Perth
- Management Model. 3 options identified for the management of the facility either i) Pay & Display ii) Pay on Foot iii) License Plate Recognition (LPR). Review completed with the Parking Team and the ii) Pay on Foot option identified as the most likely and favoured option. This option is used to help support the business case. However, the LPR option will not be ruled out entirely, and should be revisited as part of the implementation phase. Although LPR is early technology, City of Perth is now installing this in several of their MSCPs
- Project management framework – agreed with SOD that the MSCP project will review and update the business case template used by the City. Additionally, a suggested matrix for evaluating / scoring projects will be prepared, being a combination of the matrix already prepared by SFA together with benchmark from Darwin
- Business Case prepared and released to DCS for review and to forward to ELT

**Outlook for next period / key tasks** *as outlined in Project Plan*

1. Appoint architects and consultancy team
2. Appointment of QS
3. Project plan agreed

Key Issues for next period	Priority <i>(Low, Medium, High)</i>	Progress / Support Required
QS & Architect team appointed by Council Independent Building Surveyor appointed	High	Targeting 24 September Council meeting

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>	Progress / Support Required
Agreement in principle with Western Power agreed by letter for Lot 537	Low	Medium	Deed now required to be prepared and signed.

**VARIATION REPORT**

Area of variation	Planned	Actual	Reason for	Change request /
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			<b>variance</b>	<b>support required</b>
<b>Project scope</b>				
<b>Plan (time)</b>				
<b>Deliverable</b>				
<b>Budget</b>				
<b>Resources</b>				

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

## ADDITIONAL COMMENTS

MSCP Project Description: Construction of a 5 level multi storey car park on Lot 535 (Boas Avenue, Joondalup).

Current Status: Tender closed and panel evaluation of QS and Architectural specialist consultant services have been completed in order to meet Council meeting of 24 September 2013.

Letter of agreement confirmed by Western Power for City to obtain Lot 537 Boas Avenue sub-station title in order to join with City owned Lot 535. Draft Deed to be prepared to formalise agreement.

Quotations for independent building surveyor to be called.