

Capital Works Committee Monthly Project Status Report

Project Name	Currambine Community Centre and Delamere Park construction		
Project description: Design, tender and project management of: 1. The construction of Currambine Community Centre. 2. A new park and carpark at Delamere Park.			
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Report period	March 2013	Report date	15 April 2013
*Overall status			

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

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

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
Official opening		October 2013	October 2013	

Overall summary and comment
<p>March 2013</p> <ul style="list-style-type: none"> • External site works 65% complete • Floor slabs complete • Structural steel – 95% complete • Roof sheeting – 30% complete • Brickwork – 15% complete • Water supply now provided on site • Builder approximately one week behind program • Materials being prepared for Delamere Park community consultation <p>February 2013</p> <ul style="list-style-type: none"> • Car parks sub bases and soakwells installation completed • Retaining walls 85% complete, Water Corporation easement issues resolved • All footings and steel column holding down bolts cast • Prelay of electrical and hydraulic services completed • City of Joondalup sign boards erected • Advice received from Green Building Council that the building as currently designed would attract a 4-star rating • Funding for Delamere Park has been listed in the draft Capital Works budget <p>January 2013</p> <ul style="list-style-type: none"> • Large car park road base 90% complete • Retaining walls 75% complete. Progress has been delayed due to wall crossing Water Corporation easement being redesigned • Footings and steel column holding down bolts cast for the main hall area • Steelwork being fabricated • Western Power transformer pad requirements being addressed • Report prepared on additional funding for Delamere Park – to be presented to Council in February. <p>December 2012</p> <ul style="list-style-type: none"> • Works progressing in accordance with program • Retaining walls for car park are 65% complete • 'In-Ground' services installed • Soakwells installed. • The landscape plan for Delamere Park has been finalised and assessed by an external quantity surveyor to ascertain total cost. <p>November 2012</p> <ul style="list-style-type: none"> • Construction commenced on 22 October 2012 • Sod turning held on 29 October 2012 • Works progressing in accordance with program. <p>October 2012</p> <ul style="list-style-type: none"> • Construction to commence on 22 October 2012.

September 2012

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

August 2012

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

July 2012

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

Previous Milestones

- Consultants for electrical, hydraulic, mechanical, Part J of the BCA and Green Star accredited professional appointed.
- Design and specification of all building components being assessed as part of the Green Star rating application requirement.
- Department of Health confirmed that a child health centre will be included within the building; Memorandum of Understanding between the Department and the City to be progressed.
- Application submitted for building licence approval.
- Expression of Interest advertised in the West Australian newspaper and City website for builders interested in tendering. Request for Tender documents would require builders to have a Green Building Council of Australia accredited professional as part of the building team for the project. Submissions assessed and list of contractors to be invited to tender to be completed.
- Pre-tender estimate submitted by Quantity Surveyor – \$4,238,100. Tenders received vary from \$3,723,005 to \$4,930,470.
- Addenda issued for separate cost for a 59 car parking bays adjacent to Delamere Avenue.



Outlook for next period / key tasks
<ul style="list-style-type: none"> Builder to progress with works in accordance with the program

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
Update drawings to include additional requirements from Approval assessment.	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>	Likelihood of Occurrence <i>(Low, Medium, High, Catastrophic)</i>



Capital Works Committee Monthly Project Status Report

Project Name	Entry Statements		
Project description: Installation of two Entry Statements to be installed at both ends of Marmion Avenue. The Entry Statement project underpins the concept of ‘a memorable gateway into the City of Joondalup, with visitors and residents “moving through” the design’. The scope of the project includes the installation of poles, signage, trees and ground treatments.			
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Report period	March 2013	Report date	15 April 2013
*Overall status			

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

Tasks/Milestones	Status	Planned start date	Expected completion date	Date actually completed
2009 / 2010 budget adopted			July 2009	July 2009
Development of project plan		October 2009	November 2009	November 2009
Kick-off meeting with consultants		October 2009	November 2009	November 2009
Undertake additional costing estimate		November 2009	January 2010	January 2010
Determine Western Power costs (not factored into original budget)		November 2009	January 2010	January 2010
Prepare report to Council to determine whether two or three entry statements will be installed		February 2010	February 2010	January 2010
Determine exact locations of entry statements		March 2010	March 2010	April 2011

Tasks/Milestones	Status	Planned start date	Expected completion date	Date actually completed
Preparation of tender documentation		January 2011	September 2011	January 2012
Tender phase and tender approval		March 2011	April 2012	August 2012
Re-tender phase and tender approval		September 2012	October 2012	
Commence construction		November 2012	February 2013	

Overall summary and comment
<p>March 2013</p> <ul style="list-style-type: none"> Revised design to be presented to Capital Works Committee at April meeting <p>February 2013</p> <ul style="list-style-type: none"> 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. <p>January 2013</p> <ul style="list-style-type: none"> Advice received from MRWA that the unless a 1.5 metre clear zone is provided within the crash barrier / fence the design for the southern Entry Statement does not meet their requirements. This does not allow sufficient width to construct the southern Entry Statement. <p>December 2012</p> <ul style="list-style-type: none"> In accordance with Council resolution (CJ253-11/12) discussions commenced with Main Roads WA to seek approval for the construction of the revised entry statements within the road median. <p>November 2012</p> <ul style="list-style-type: none"> Report presented to Council on 20 November reviewing the concept design and scope of this project. <p>August 2012</p> <ul style="list-style-type: none"> New tender documents (including specifications) developed of revised scope of works. Tenders declined. <p>July 2012</p> <ul style="list-style-type: none"> Report being prepared for Council to decline tender submissions due to cost. New tender documents being prepared with revised scope of works and materials. <p>June 2012</p> <ul style="list-style-type: none"> Consultant has reviewed the tender specifications and is preparing alternative specifications to re-tender. <p>April / May 2012</p> <ul style="list-style-type: none"> Tender submission received from three contractors. All quotes over allocated budget. <p>March 2012</p>

Overall summary and comment
<ul style="list-style-type: none"> Tender advertised in the West Australian newspaper with 20 contractors expressing an interest. Tender closes on 18 April 2012. <p>February 2012</p> <ul style="list-style-type: none"> Final design and specifications forwarded to Contract Services to initiate tender process. <p>January 2012</p> <ul style="list-style-type: none"> Design and specifications complete. <p>December 2011</p> <ul style="list-style-type: none"> Design philosophy complete. Detailed specifications commenced. <p>November 2011</p> <ul style="list-style-type: none"> Final design meetings held with consultant. Method of tendering determined and agreed to with consultant. <p>October 2011</p> <ul style="list-style-type: none"> No action – awaiting final design. <p>September 2011</p> <ul style="list-style-type: none"> 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. <p>August 2011</p> <ul style="list-style-type: none"> Fee proposal and construction cost estimate received from consultant. <p>July 2011</p> <ul style="list-style-type: none"> Meeting held with consultant to confirm design requirements. Project listed in 2011/2012 Capital Works Program as a carry forward to be delivered by Asset Management. <p>June 2011</p> <ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Finalise approval from Main Roads WA for installation of entry statements in accordance with the revised design.

Key Issues for next period		Priority <i>(Low, Medium, High)</i>
Main Roads WA approval for installation of the revised entry statements		High
Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>	Likelihood of Occurrence <i>(Low, Medium, High, Catastrophic)</i>
Completion of project in accordance with Main Roads WA guidelines.	High	High



Capital Works Committee Quarterly Report Status Report

Project Name	Hodges Drive duplication		
Project description: The duplication of the existing carriageway to link with the constructed dual carriageway east of Marmion Avenue and includes a new dual lane roundabout at Venturi Drive, upgrade of the existing roundabout at Constellation Drive and a tie-in to the existing Ocean Reef Road roundabout.			
Project Manager	Civil Projects Officer	Project Sponsor	Director Infrastructure Services
Report period	March 2013	Report date	15 April 2013
*Overall status			

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

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

Overall summary and comment
March 2013 <ul style="list-style-type: none"> Contract awarded and works started on 5 March 2013.

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

December 2012

- Tender documentation finalised and tender advertised and evaluated.

October 2012

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

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

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

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 limestone encountered	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 Quarterly Project Status Report

Project description:	To design and construct a decked public parking facility of around 85 bays to the north of the MAAC.		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Report period	March 2013	Report date	15 April 2013
*Overall status			

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

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

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

Overall summary and comment
<p>March 2013</p> <ul style="list-style-type: none"> Financial Assistance Grant endorsed Auction date for Gull Street set for 18 May 2013 <p>December 2012</p> <ul style="list-style-type: none"> 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. <p>September 2012</p> <ul style="list-style-type: none"> Design being checked by specialist consultant for potential issues with pedestrian, vehicle and bicycle interface.

Outlook for next period / key tasks
<ul style="list-style-type: none"> Final Design to be approved by City and Pre-Tender estimate arranged Meeting to be held with Club to discuss final design, Club financial contribution and construction timing.

Key Issues for next period	Priority
• Auction price and Club contribution	High
• Extent of Community Consultation	High

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



Capital Works Committee Quarterly Project Status Report

Project Name	Mawson Park – Landscape Upgrade		
Project description: Landscape Master Planning upgrades to Mawson Park aimed to reduce water consumption, improve access, improve aesthetics/amenity while continuing to provide high quality recreational opportunities for the community.			
Project Manager	Team Leader Projects	Project Sponsor	Director Infrastructure Services
Report period	March 2013	Report date	15 April 2013
*Overall status			

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

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

Overall summary and comment
<p>March 2013</p> <ul style="list-style-type: none"> • Consultation undertaken, results analysed and community notified of results • Irrigation tender awarded in February 2013 and works commenced in March 2013 • Old irrigation system decommissioned • Ageing play equipment – swing sets – removed <p>December 2012</p> <ul style="list-style-type: none"> • Draft concept plan distributed to Mayor and Ward Councillors for comment in November 2012 • Consultation materials developed • Concept plan complete

Overall summary and comment
<ul style="list-style-type: none"> Irrigation plan and tender completed. <p>October 2012</p> <ul style="list-style-type: none"> Concept plan – 90% completed

Outlook for next period / key tasks
<ul style="list-style-type: none"> Returfing of the trenches in the playing surfaces. Continuing installation of the laterals and mainlines in the surrounds of the park. Installation of landscaping around the lake and mulched areas on the South West side of the park. Practical completion and handover of the irrigation system.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
<ul style="list-style-type: none"> Completion and handover of the irrigation system. 	High

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



Capital Works Committee Quarterly Project Status Report

Project Name	Hillarys Park – Landscape Upgrade		
Project description: Landscape Master Planning upgrades to Hillarys Park aimed to reduce water consumption, improve access, improve aesthetics/amenity while continuing to provide high quality recreational opportunities for the community.			
Project Manager	Team Leader Projects	Project Sponsor	Director Infrastructure Services
Report period	March 2013	Report date	15 April 2013
*Overall status			

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

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

Overall summary and comment
<p>March 2013</p> <ul style="list-style-type: none"> • Consultation undertaken, results analysed and community notified of results • Irrigation tender awarded in February 2013 and works commenced in March 2013 • Old irrigation system decommissioned • Ageing play equipment has been removed • <p>December 2012</p> <ul style="list-style-type: none"> • Draft concept plan distributed to Mayor and Ward Councillors for comment in November 2012 • Consultation materials developed • Concept plan complete • Irrigation plan and tender completed.

Overall summary and comment
October 2012 <ul style="list-style-type: none"> Concept plan - 90% Complete

Outlook for next period / key tasks
<ul style="list-style-type: none"> Completion of the laterals on the sports oval by 5th April 2013. Returfing of the trenches in the sports oval. Continuing to install the laterals and mainlines to completion in the surrounds of the park.. Installation of the footpath and picnic shelter. Practical completion and handover of the irrigation system.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
<ul style="list-style-type: none"> Continuation of the irrigation works on the sporting oval needs to be undertaken within required timeframe to allow sufficient time for the establishment of the turf. 	High

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