



Capital Works Committee Monthly Project Status Report

Project Name	Oceanside Promenade Redevelopment		
Project description: Redevelopment of Oceanside Promenade in accordance with the final concept plan, as approved by Council on 17 May 2011 (CJ092-05/11 refers).			
Project Manager	Team Leader Civil Project Services	Project Sponsor	A/Director Infrastructure Services
Report period	August 2012	Report date	27 August 2012
*Overall status			

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

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
Concept design		November 2011	May 2012	May 2012
Detailed design		March 2012	May 2012	May 2012
Preparation of tender documentation		June 2012	June 2012	June 2012
Tender period		June 2012	June 2012	June 2012
Tender evaluation		July 2012	July 2012	July 2012
Council approval		August 2012	September 2012	
Commence construction		August 2012	December 2012	
Review		December 2012	December 2012	

Overall summary and comment

August 2012

- Meeting held with Main Roads WA to discuss additional grant funding – confirmation received that additional grant funding will be received from Main Roads.
- Reallocation of funding from Hodges Drive – Marmion Avenue to Ocean Reef Road (RDC 2011) to support the construction commencing to be considered at Capital Works Committee in September 2012.

July 2012

- Three submissions received; all substantially over budget in part due to the adopted option of the redevelopment.
- Quantity Surveyor review undertaken which concluded that the prices tendered were not over inflated.

June 2012

- Tender advertised.

April 2012

- Endorsement by Council in April 2012 of the Oceanside Promenade Road Design Option A (CJ065-04/12 refers).

Previous Milestones

- Design revised and preliminary approval received from Main Roads WA.
- Preliminary design which was prepared in accordance with the endorsed final concept plan (May 2011) failed the Road Safety Audit test and Main Roads WA preliminary approval.

Outlook for next period / key tasks

- Tender report to Council dependant on outcome of Capital Works Committee consideration at 4 September 2012 meeting.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
• Council approval of tender.	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>
Oceanside Promenade redevelopment not starting in early October 2012 will necessitate a delay to construction to the beginning of Easter 2013 to avoid roadworks being undertaken in the summer months.	High
The northern section of the redevelopment of Tom Simpson Park cannot be progressed until works for Oceanside Promenade (including car parking) have been completed.	High



Capital Works Committee Monthly Project Status Report

Project Name	Moore Drive – Road Duplication – Connolly Drive to Joondalup Drive		
Project description: Construction of a second carriageway on Moore Drive from Connolly Drive to Joondalup Drive.			
Project Manager	Team Leader Civil Project Services	Project Sponsor	A/Director Infrastructure Services
Report period	August 2012	Report date	27 August 2012
*Overall status			

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

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
Concept design	Blue	November 2011	November 2011	November 2011
Detailed design	Blue	January 2012	January 2012	July 2012
Preliminaries	Green	July 2012	August 2012	
Removal of trees, vegetation clearing	Green	August 2012	August 2012	
Earthworks	Green	August 2012	August 2012	
Sub base construction	Green	August 2012	September 2012	
Basecourse construction	Green	August 2012	September 2012	
Asphalt	Green	September 2012	November 2012	
Kerbing	Green	September 2012	November 2012	
Drainage	Green	August 2012	October 2012	

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
Signage and linemarking		September 2012	December 2012	
Review		December 2012	March 2013	

Overall summary and comment
<p>Construction commenced on 6 August 2012.</p> <p>July 2012</p> <ul style="list-style-type: none"> Parking lane improvements for Currambine Primary School completed during school holidays to improve traffic flow around the school as parking on Moore Drive verge is no longer permitted. <p>June 2012</p> <ul style="list-style-type: none"> Endorsement by Council in June 2012 to appoint contractor (VDM Construction Pty Ltd) for civil works for Moore Drive carriageway duplication at the fixed lump sum of \$3,468,735 (excl GST) and completion of works within 18 weeks from possession of the site (CJ115-06/12 refers). <p>April 2012</p> <ul style="list-style-type: none"> Five tender submissions received. <p>March 2012</p> <ul style="list-style-type: none"> Western Power lighting approval is pending a check on a light pole and provision of quotation. Minor alterations to drawings for line markings following discussions with Main Roads WA.

Outlook for next period / key tasks
<ul style="list-style-type: none"> Construction phase: sub-base construction.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
<ul style="list-style-type: none"> Traffic management 	High
<ul style="list-style-type: none"> Western Power scheduling of work 	Medium
<ul style="list-style-type: none"> Main Roads WA linemarking and signage scheduling 	Medium

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>
Street lighting – possible delay in scheduling of Western Power construction works	Medium	Medium
School traffic and parking issues have potential to affect school and local traffic	Medium	Medium



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	A/Manager Asset Management	Project Sponsor	A/Director Infrastructure Services
Report period	August 2012	Report date	27 August 2012
*Overall status			

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

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

Tasks/Milestones	Status	Planned Start Date	Expected completion date	Date actually completed
			September 2012. Complete in June 2013.	
Official opening		June 2013	June 2013	

Overall summary and comment
<p>August 2012</p> <ul style="list-style-type: none"> Tender evaluations completed. Green Star Professional accreditation received for City employee. 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). <p>July 2012</p> <ul style="list-style-type: none"> 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. <p>Previous Milestones</p> <ul style="list-style-type: none"> 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 59 car parking bays adjacent to Delamere Avenue.



Outlook for next period / key tasks
<ul style="list-style-type: none"> • Obtain building licence approval. • Appoint builder (proposed schedule to commence is beginning of September 2012).

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
<ul style="list-style-type: none"> • Continue to compile information for Green Star rating by the Green Building Council of Australia. 	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>
Additional costs likely due to decision to construct building with a Green Star rating.	Medium to High	Medium



Capital Works Committee Monthly Project Status Report

Project Name	Tom Simpson Park Redevelopment		
Project description:	Redevelopment of Tom Simpson Park in accordance with the final concept plan, as approved by Council on 17 May 2011 (CJ092-05/11 refers).		
Project Manager	A/Manager Asset Management	Project Sponsor	A/Director Infrastructure Services
Report period	August 2012	Report date	27 August 2012
*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
SOUTHERN SECTION Stage one <ul style="list-style-type: none"> • New concrete paths • New dual use paths • New bollards • Entry statement • Viewing platform • Path lighting • New picnic shelters 		May 2012	September 2012	July 2012
SOUTHERN SECTION Stage two <ul style="list-style-type: none"> • Plant trees (if required) • Relocation of barbecues • New playground 		August 2012	December 2012	

NORTHERN SECTION Stage one <ul style="list-style-type: none"> • Demolition of existing infrastructure 		September 2012	September 2012	
NORTHERN SECTION Stage two <ul style="list-style-type: none"> • New concrete paths • New barbecues • New shelters • New path lighting • New playground shade structure 		October 2012	December 2012	

Overall summary and comment

August 2012

- Discussions occurring with consultant regarding the impact of the size of the playground and location within the park.

July 2012

- Works completed in stage one of southern section of the park include new concrete paths, new dual use paths, new bollards and associated ground works for the entry statement. Part of the southern section was opened to the public on 27 July 2012.
- Relocation works on barbecues is continuing within the southern section, including construction of limestone retaining walls.
- Equipment for the new playground (plus associated works for extra soffall, earthworks and kerbing) in the southern section of the park is being finalised following request for additional equipment. Additional costs to be known in August 2012. Refer to picture below of proposed playground.



(Proposed playground within southern section)

Outlook for next period / key tasks

SOUTHERN SECTION

- Installation of picnic shelters scheduled for August 2012.
- Installation of light poles for new paths scheduled for August 2012.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
<ul style="list-style-type: none"> • Completion of design for costings for northern section. 	High
<ul style="list-style-type: none"> • Costings of design for northern section. 	High

Key Risks to project / task completion	Potential Extent of Impact <i>(Low, Medium, High, Catastrophic)</i>
<ul style="list-style-type: none"> • Oceanside Promenade not completed which will delay Tom Simpson Park north. 	High



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	A/Manager Asset Management	Project Sponsor	A/Director Infrastructure Services
Report period	August 2012	Report date	27 August 2012
*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>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> <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.

Overall summary and comment

September 2011

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

August 2011

- Fee proposal and construction cost estimate received from consultant.

July 2011

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

June 2011

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

Outlook for next period / key tasks

- Project to be re-tendered due to substantial changes to specifications (revised scope of works and materials).
- Quantity surveyor to be appointed to advise costings of revised scope of works prior to tender being re-called.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
Development of documentation for re-tendering and quantity surveyor estimate.	High
Decision to reallocate funds from SSE 2020 (\$150,000) to this project. Project SSE 2020 is for the construction of suburb entry statements at various locations on arterial roads.	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
Substantial changes to specifications required to due costs following receipt of tender submissions.	High	High



Capital Works Committee Monthly Project Status Report

Project Name	Mirror Park Skate Park		
Project description:	Construction of a skate park facility at Mirror Park, Ocean Reef in accordance with Council resolution CJ099-06/11.		
Project Manager	A/Manager Asset Management	Project Sponsor	A/Director Infrastructure Services
Report period	August 2012	Report date	27 August 2012
*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 of Council report on final design, costing, contracting requirements, noise mitigation and management		April 2012	May 2012	May 2012
Changes to be made to skate park design following site visit. Park to be lowered 0.5 metres		May 2012	June 2012	July 2012
Consultations with playing field users and clubs		May 2012	May 2012	May 2012
Final design drawings received		May 2012	June 2012	July 2012
Council endorsement of final design and appointment of contractor to construct		August 2012	August 2012	August 2012

Tasks/Milestones	Status	Planned start date	Expected completion date	Date actually completed
Construct skate park		September 2012	December 2012	
Install landscaping, lighting and other infrastructure		October 2012	December 2012	
Conduct event to launch skate park		November 2012	December 2012	

Overall summary and comment

August 2012

- Endorsement by Council in August 2012 of the final design of the skate park; appointment of contractor to construct (Convic Pty Ltd) at a total cost of between \$600,350 and \$660,350 (CJ147-08/12 refers).

July 2012

- Final design drawings received from consultant.
- Council report prepared for August 2012.

May 2012

- Consultations occurred with the playing field users and Ocean Ridge Junior Football Club regarding integration of skate park and playing field and the requirements of the Junior Football Club.



Outlook for next period / key tasks
<ul style="list-style-type: none"> Appointment of Convic Pty Ltd to construct skate park.

Key Issues for next period	Priority <i>(Low, Medium, High)</i>
<ul style="list-style-type: none"> Ensuring works program commences on time (scheduled for 10 September 2012). 	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>