

SPORTS, ARTS, CULTURE AND COMMUNITY SERVICES COMMITTEE 8 FEBRUARY 2012	2
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MAJOR PROJECTS STATUS REPORT – COMMUNITY, SPORT & CULTURAL SERVICES

Brad Finegan: 1/3/81-23: #2143323v32

RECOMMENDATION:

That Council notes the status of major capital works projects being undertaken by Project Services Branch on behalf of Community, Sport & Cultural Services Department.

INTRODUCTION:

The following update is provided on current major projects being managed by Project Services. The report covers the following:

Branch	Project
Sport, Recreation & Community Development	<ul style="list-style-type: none"> • Redevelopment of Sugarworld Water Park
Creative Cairns	<ul style="list-style-type: none"> • School of Arts Building Renewal

Project: **REDEVELOPMENT OF SUGARWORLD WATER PARK**

Project Client: Team Leader, Sport & Recreation, Tim Dendle

Project Manager: John Menzies

Scope of Works: Design and construction of the redevelopment of the Sugarworld Water Park

Key Achievements:

- Council approval to proceed to design and construction received October 2010.
- Final Concept Design of waterslides / mat racer / KIPS approved as at 18 May 2011.
- *Body slide, Tandem Tube waterslide and Mat Racer achieved practical completion on 16 December 2011. Opened to public for use on 19 December 2011.*

- KIPS (Kids Interactive Play System) fibreglass components fabricated and delivered to site.
- Carpark works *completed on 16 December 2011.*

Issues:

- Wet weather causing delays on site and thereby causing a delay to *completion of outstanding contract works and defects.*
- After review of surveying, length of slides and concrete increased which added more costs to the project. Also widening of paths and addition of fencing for crowd control increased project costs.
- Existing slide pressure pipes required to be replaced due to corrosion issues and leaking pipe joints (latent condition).
- KIPS design offered from Waterslide supplier does not meet Australian Standard compliance (AS 4685, etc) from a risk assessment. Peer review completed by external specialist consultant to clarify what items of KIPS need to be rectified to allow it to meet compliance.
- As identified at September SACCS Meeting additional costs for softfall required were \$169,000 and likely additional costs for balustrade changes in order of \$50,000.
- As identified at September SACCS Meeting scour protection and landscaping works required to eastern embankment. These works were not included in Contractors original scope of works. Additional costs in the order of \$44,000.
- Additional balustrade and pathway refurbishment works required to meet building certification compliance for (disabled / visually impaired access). These works were not included in Contractors original scope of works. Additional costs are \$223,000.
- Due to the non conformance of the KIPS design the scheduled completion date for the full facility *was not achieved.* The part opening of the Water Park (based on two waterslides and Matt Racer only being open) *occurred on 19 December 2011.* The target date for the KIPS area to be opened will be the end of February 2012.
- *Once the Kips construction is complete, it will be opened with a temporary operating surface. The final operating surface installation is particularly susceptible to wet weather and will occur after the wet season.*

Future Milestones:

- This project is particularly susceptible to wet weather and so the milestones below may be affected should there be inclement weather.
- Finish KIPS installation *by end of February 2012.*
- *Completion Northern Plant Room external works by end of February 2012.*
- *Official opening for full park end of February 2012.*
- *Installation of KIPS final operating surface June/July 2012.*

Project Milestone	Estimated Date	Completed?(✓)
Project Charter approved	December 2010	✓
Detailed design approved	September 2011	✓
Tendered or internally quoted	Not Applicable Design & Construct	-
Construction start date	June 2011	✓
Handover to Asset Manager complete	December 2011 (partial completion) February 2012 (full complete)	<i>Separable Portion A</i>

Financial Data:

Project cost summary estimate for PCC10169 as at	25/01/2012
Council approved budget from inception	\$5,028,441
Asset Manager budget from inception (working budget)	\$5,268,441
Expenditure:	
Construction costs plus approved variations	\$4,945,079
Design costs (including engineering, design, survey, etc)	\$184,574
Miscellaneous costs (Ergon, Telstra, Water & Waste, etc)	\$26,564
Internal project management costs	\$254,540
Estimated cost to complete	\$206,363
Estimated total cost at completion	\$5,617,120

Note that the estimated total cost at completion includes the scope increases as reported to Council at the Sports, Arts, Culture and Community Services Committee Meeting in September 2011. These scope increases include softfall to the KIPS, an extra retaining wall and extra balustrading.

The Council approved budget will be updated after the next Council Budget Review.

Sustainability:



Sustainability assessment of recommended option as compared to existing facility.

1. Improving Resource Efficiency

The inherent characteristics of construction projects make it difficult to achieve high Resource efficiency scores. The existing fibreglass slides will be offered for reuse by the demolition contractor. Efficient resource use is a criteria of the redesign.

2. Conserving Biodiversity

It is necessary to remove much of the vegetation on the supporting mound where the species and proximity to the infrastructure is detrimental to integrity and longevity. However plantings compatible with maintenance of the new equipment will be undertaken to maintain as far as possible the 'garden feel' of the park.

3. Enhancing Community Health and Wellbeing

Community consultation feasibility study conducted in 2010 confirmed Sugarworld Water Park as a significant contributor to the social capital of the broad Cairns Regional area.

Redevelopment of the facility will enhance this benefit to the community.

4. Delivering Sound Governance and Economic Management

Historically Sugarworld has contributed to the regional economy as an employer and destination of choice for local entertainment. Council's involvement to redevelop the park with a mix of features will provide opportunities for a broader demographic to enjoy quality recreational facilities while remaining affordable for families.

Project: **SCHOOL OF ARTS BUILDING RENEWAL**

Project Client: Creative Cairns

Project Manager: Heather Vaughan

Scope of Works: The School of Arts Building is to be renovated and extended in general accordance with “Option 2” of the report to Council dated 10 August 2011 (#3235043).

Key Achievements:

- Options report prepared by Consultants for site and submitted to Council 8 December 2010.
- Council resolution 10 August 2011 to proceed with “Option 2” - the renovation and extension of the School of Arts Building.
- Concept plan *finalised*.

Issues:

- Works are subject to appropriate approvals from Queensland Heritage Council.
- Given the existing public toilets will no longer be available, the provision of a new public toilet is being considered in the concept design.
- Lake Street Transit Centre project is adjacent and will influence the conduct of this project.

Future Milestones:

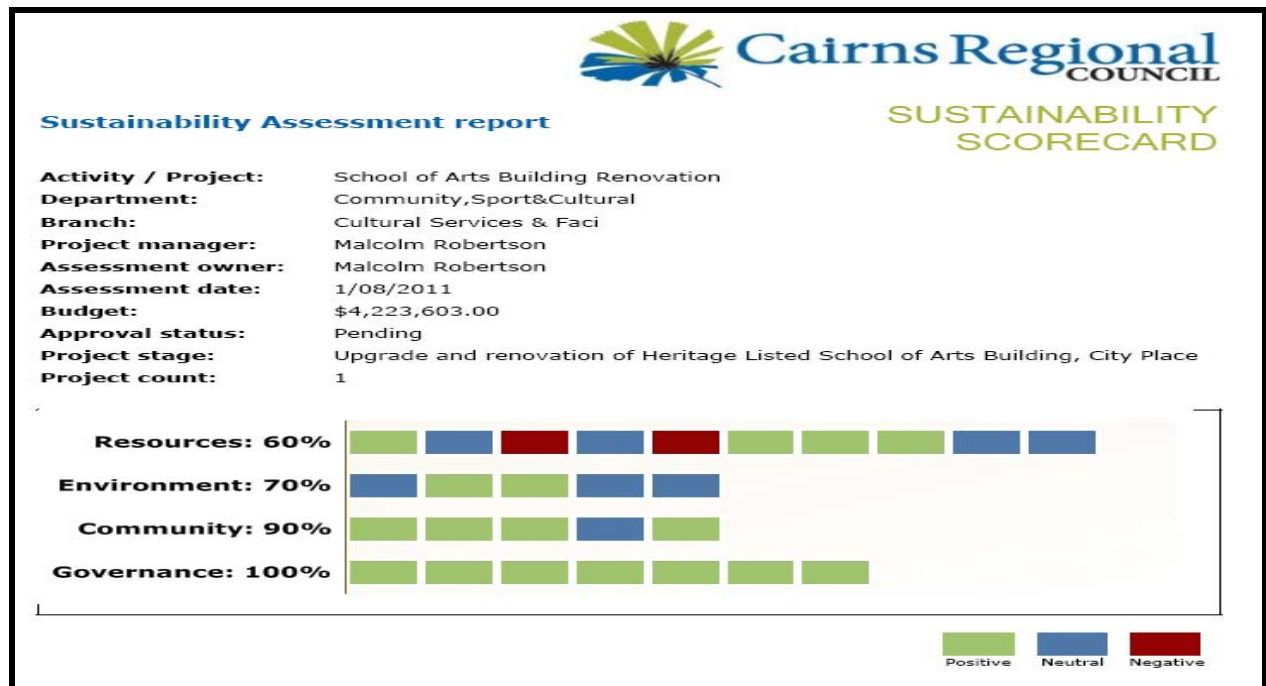
- Seek interim Heritage acceptance of scope of proposed works to advancing for detailed design.

Project Milestone	Estimated Date	Completed?(✓)
Project Charter approved	August 2011	✓
Detailed design approved	May 2012	
Tendered or internally quoted	June 2012	
Construction start date	August 2012	
Handover to Asset Manager complete	April 2013	

Financial Data:

Project cost summary estimate for PCC12132 as at	27/01/2012
Council approved budget from inception	\$455,000
Asset Manager budget from inception (working budget)	\$455,000
Expenditure:	
Construction costs plus approved variations	0.00
Design costs (including engineering, design, survey, etc)	\$0
Miscellaneous costs (Ergon, Telstra, Water & Waste, etc)	0.00
Internal project management costs	\$16,212
Estimated cost to complete	\$4,629,680
Estimated total cost at completion	\$4,645,892

The Council approved budget will be updated after the next Council Budget Review. Note this project goes over more than one financial year, hence the discrepancy between budget and estimated cost which includes construction.

Sustainability:

Adaptive reuse of the Heritage listed School of Arts building demonstrates environmental, cultural and economic sustainability. There is a resource conservation benefit resulting from recycled building materials and from the energy used in production and erection of those materials being used for a second time.

1. Improving Resource Efficiency

- The outcome of the activity will contribute to a reduction in non-travel related GHG emissions.
- The delivery phase of the activity will result in an increase in travel related GHG emissions.
- The delivery phase of the activity will not change the quantity of waste to landfill.
- The activity includes strategies to reduce the consumption of raw materials by at least 10%.
- The total value of products/materials that have a recognised sustainability rating will exceed 5% of the projects capital cost.
- The outcome of the activity will reduce water consumption per capita/square metre/activity.

2. Conserving Bio-diversity

- The outcome of the activity will reduce or detain stormwater/overland flows to reduce impacts on the receiving environment.
- The deliver phase of the activity has been planned to avoid potential impacts on waterways.

3. Enhancing Community health and Wellbeing

- The activity will improve the amenity of existing open space.
- The activity involves the delivery of an improved community program.
- The activity includes actions that will provide and improve access to services for all members of the community.
- The activity meets or exceeds service standards

4. Delivering Sound Governance and Economic Management

- The activity will support employment in the region, via external businesses.
- The activity will use materials that are sourced, grown and/or manufactured in North Queensland.
- The activity will be within budget
- The activity will contribute to operational cost savings.
- The activity will improve workplace safety. There are enough staff/funds to undertake the work without unreasonable workloads and the activity will result in improved efficiency.
- The activity will improve the amenity of the working environment for affected staff

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