



City of
Ipswich

**IPSWICH
CITY
COUNCIL**

AGENDA

of the

ECONOMIC DEVELOPMENT COMMITTEE

**Held in the Council Chambers
2nd floor – Council Administration Building
45 Roderick Street
IPSWICH QLD 4305**

**On Tuesday, 18 June 2019
At 8:30 AM**

MEMBERS OF THE ECONOMIC DEVELOPMENT COMMITTEE

Interim Administrator
Greg Chemello (**Chairperson**)

ECONOMIC DEVELOPMENT COMMITTEE AGENDA

8:30 AM on **Tuesday**, 18 June 2019

Council Chambers

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** Item includes confidential papers

ECONOMIC DEVELOPMENT COMMITTEE NO. 6

18 JUNE 2019

AGENDA

1. **DISCOVER IPSWICH QUOTE CONSIDERATION PLAN

With reference to a report concerning a Quote or Tender Consideration Plan as part of the FY20/21 Discover Ipswich South East Queensland Destination Marketing Campaign.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to prepare a Quote or Tender Consideration Plan for Seven Network Ltd in accordance with section 230(1)(a) of the *Local Government Regulation 2012*.**
- B. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Quote or Tender Consideration Plan for Seven Network Ltd as outlined in the report by the Tourism Development Manager dated 27 May 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.**
- C. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with Seven Network Ltd for content development and promotion services on the terms described in the report by the Tourism Development Manager dated 27 May 2019.**
- D. That Council (Interim Administrator of Ipswich City Council) resolve to prepare a Quote or Tender Consideration Plan for Facebook in accordance with section 230(1)(a) of the *Local Government Regulation 2012*.**
- E. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Quote or Tender Consideration Plan for Facebook as outlined in the report by the Tourism Development Manager dated 27 May 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.**
- F. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with Facebook for content promotion services on the terms described in the report by the Tourism Development Manager dated 27 May 2019.**
- G. That Council (Interim Administrator of Ipswich City Council) resolve to prepare a Quote or Tender Consideration Plan for Google in accordance with section 230(1)(a) of the *Local Government Regulation 2012*.**

- H. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Quote or Tender Consideration Plan for Google as outlined in the report by the Tourism Development Manager dated 27 May 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.
- I. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with Google for content promotion services on the terms described in the report by the Tourism Development Manager dated 27 May 2019.
- J. That Council (Interim Administrator of Ipswich City Council) resolve to prepare a Quote or Tender Consideration Plan for DTB Advertising Ltd. in accordance with section 230(1)(a) of the *Local Government Regulation 2012*.
- K. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Quote or Tender Consideration Plan for DTB Advertising Ltd. as outlined in the report by the Tourism Development Manager dated 27 May 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.
- L. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with DTB Advertising Ltd. for content promotion services on the terms described in the report by the Tourism Development Manager dated 27 May 2019.
- M. That Council (Interim Administrator of Ipswich City Council) resolve to prepare a Quote or Tender Consideration Plan for Publicco Media Ltd. in accordance with section 230(1)(a) of the *Local Government Regulation 2012*.
- N. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Quote or Tender Consideration Plan for Publicco Media Ltd. as outlined in the report by the Tourism Development Manager dated 27 May 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.
- O. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with Publicco Media Ltd. for content promotion services on the terms described in the report by the Tourism Development Manager dated 27 May 2019.
- P. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contracts to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

2. ****IPSWICH CENTRAL PROGRAM REPORT NO. 11 TO 16 MAY 2019**

With reference to a report concerning a monthly update for the Ipswich Central Program of Works.

RECOMMENDATION

That the report on the Ipswich Central Program Report No. 12 effective to 16 May 2019 be received and the contents noted.

** Item includes confidential papers

and any other items as considered necessary.

Doc ID No: A5540813

ITEM: 1
SUBJECT: DISCOVER IPSWICH QUOTE CONSIDERATION PLAN
AUTHOR: TOURISM DEVELOPMENT MANAGER
DATE: 27 MAY 2019

EXECUTIVE SUMMARY

This is a report concerning a Quote or Tender Consideration Plan as part of the FY20/21 Discover Ipswich South East Queensland Destination Marketing Campaign.

RECOMMENDATION

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- O. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with Publicco Media Ltd. for content promotion services on the terms described in the report by the Tourism Development Manager dated 27 May 2019.**
- P. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contracts to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.**

RELATED PARTIES

Seven Network Ltd, Facebook, Google, DTB Advertising LTD, Publicco Media LTD

ADVANCE IPSWICH THEME LINKAGE

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

Tourism Development branch is actively engaged in destination marketing, industry development and major events with the purpose of increasing the region's visitor economy. We aim for Ipswich to be recognised as an accessible daytrip and short break destination within the south east Queensland market.

Data provided by Tourism Research Australia indicates that in 2018 Ipswich attracted approximately 1.6 million total visitor arrivals, an increase of 12.4% on the previous year, valued at \$265 million to the Ipswich economy. A key driver of that growth has been effective destination marketing delivered by council.

The priorities of the Tourism Development Branch have been based on the *Destination, Management Plan 2019-2022* developed in coordination with industry and focus activities on increasing visitor demand, visitation and expenditure in the region.

As per *Local Government Regulation 2012* Section 230, a Quote or Tender Consideration Plan is prepared for adoption by council for providers which have been identified as sole or unique suppliers. The majority of this destination marketing activity is negotiated and acquired using standard council procurement processes.

FINANCIAL/RESOURCE IMPLICATIONS

The Discover Ipswich South East Queensland Destination Marketing Campaign has been allocated across FY20/21 financial years Operational Budgets.

RISK MANAGEMENT IMPLICATIONS

Risk management implications relevant to each related party are captured in the Discover Ipswich Quote or Tender Consideration Plan provided in Attachment 1.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: *Local Government Regulation 2012*

COMMUNITY AND OTHER CONSULTATION

The FY20/21 Discover Ipswich South East Queensland Destination Marketing Campaign has been developed in association with council's Marketing Services and Events Branches. The Campaign has been discussed with the Ipswich Tourism Operators Network.

CONCLUSION

Council's Tourism Development Branch has developed the FY20/21 Discover Ipswich South East Queensland Destination Marketing Campaign utilising an effective mix of media, marketing, promotional and partnership channels.

A Quote or Tender Consideration Plan has been prepared for adoption by council for providers which have been identified as sole or unique suppliers.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	CONFIDENTIAL Discover Ipswich Quote Consideration Plan
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Alistair Tavares

TOURISM DEVELOPMENT MANAGER

I concur with the recommendations contained in this report.

Ben Pole

GENERAL MANAGER - COMMUNITY, CULTURAL AND ECONOMIC DEVELOPMENT

“Together, we proudly enhance the quality of life for our community”

Doc ID No: A5572549

ITEM: 2
SUBJECT: IPSWICH CENTRAL PROGRAM REPORT NO. 11 TO 16 MAY 2019
AUTHOR: BUSINESS SUPPORT OFFICER
DATE: 6 JUNE 2019

EXECUTIVE SUMMARY

This is a report concerning a monthly update for the Ipswich Central Program of Works.

RECOMMENDATION/S

That the report on the Ipswich Central Program Report No. 12 effective to 16 May 2019 be received and the contents noted.

RELATED PARTIES

Program Management Partner, Ranbury Management Group – for the Ipswich CBD Transformation Project.

ADVANCE IPSWICH THEME LINKAGE

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

This report includes Monthly Program Report No. 11 for Ipswich Central effective to 16 May 2019. It is to inform the Committee of the progress of the redevelopment works, including status of design, procurement, programme, potential risks with related mitigation strategies, etc.

FINANCIAL/RESOURCE IMPLICATIONS

Not applicable

RISK MANAGEMENT IMPLICATIONS

Not applicable

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009



COMMUNITY AND OTHER CONSULTATION

Not applicable

CONCLUSION

This report is provided as a monthly update on the Ipswich Central Program of Works.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Summary Report No 12 to 16 May 2019  
	CONFIDENTIAL
2.	Executive Report No 2 to 16 May 2019

Nicole Denman
BUSINESS SUPPORT OFFICER

I concur with the recommendations contained in this report.

Sean Madigan
GENERAL MANAGER - COORDINATION AND PERFORMANCE

“Together, we proudly enhance the quality of life for our community”



Nicholas Street, Ipswich Central

Summary Report No.12

To 16th May 2019



Endorsed by:

Date: _____



DOCUMENT INFORMATION

Title: Ipswich Central
Subtitle: Project Management Report
Date: 31 May 2019

VERSION	DATE	OUR REFERENCE
1	31 May 2019	T:\Projects\Ipswich Central\16044-Program Management\9-Reporting\Program & Project Management Reports\2019-05 May

AUTHOR, REVIEWER AND APPROVER DETAILS

Prepared by: Ranbury Date: 31/05/2019


Distribution

Ipswich Central Project Steering Committee


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IPSWICH CENTRAL

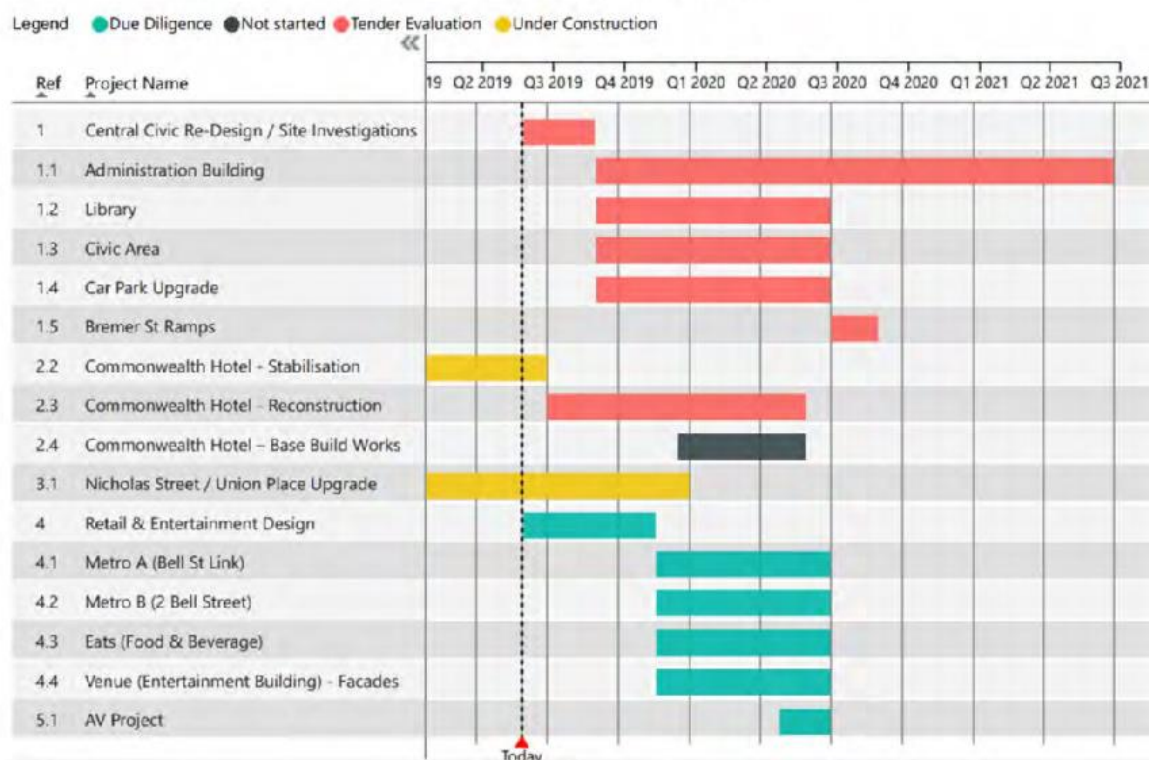
KEY ISSUES

 Ipswich Central Civic Project Work Area Name	Evaluation of main D&C tender Key Issue 1	HV/Energex solution Key Issue 2
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CLIENT ACTIONS

 Nicholas St / Union Place Work Area Name	Award variation for balance of Nicholas & ... Key Action Required 1	Pavers Supply Approval Nicholas & Union St Key Action Required 2
 Ipswich Central Civic Project Work Area Name	Design approval for Admin Building/Library Key Action Required 1	

TIME AND STATUS





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APPENDIX A – SUMMARY PROGRAM

APPENDIX B – SITE PHOTOS



1. Project Summary

Table 1 below details the various projects included in Ipswich Central together with their current status and completion timelines:

Table 1 – Project Status Summary

Ref	Project	Current Status	Target Completion
1.1	Admin Building	Tender Evaluation	Q2 2021
1.2	Library	Tender Evaluation	Q2 2020
1.3	Civic Plaza	Tender Evaluation	Q2 2020
1.4	Car Park Upgrade	Tender Evaluation	Q2 2020
1.5	Nicholas / Union (above street level)	Tender Evaluation	Q1 2020
1.6	Bremer St Ramps	Tender Evaluation	Q3 2020
2.1	Commonwealth Hotel (Deconstruction)	Complete	Q3 2018
2.2	Commonwealth Hotel (Stabilisation)	In Construction	Q2 2019
2.3	Commonwealth Hotel (Reconstruction)	Detailed Design	Q2 2020
2.4	Commonwealth Hotel (Retail Fitout)	Concept Design	Q2 2020
3.1	Nicholas / Union (below street level)	In Construction	Q4 2019
4.1	Metro A (Bells St Link)	Concept Design	Q2 2020
4.2	Metro B (2 Bell Street)	Concept Design	Q2 2020
4.3	Eats (Food & Bev)	Concept Design	Q2 2020
4.4	Venue (Entertainment Bldg)	Concept Design	Q2 2020
5.1	AV Project (Nicholas / Union)	Concept Design	Q2 2020
6.0	Demolition works	Complete	Q2 2018
7.0	Safe City Relocation	Complete	Q2 2018



2. Design & Construction

2.1 CIVIC PROJECT

The tender evaluation for the Ipswich Central Civic Project (the “Civic Project”) has been completed and a recommendation by the Tender Evaluation Committee has been made for the appointment of a Preferred Tenderer.

The Civic Project scope of works include the following components of the program:

1. The Admin Building (including integrated fit-out)
2. Library (including fit-out)
3. Civic Plaza
4. Existing Car Park Upgrade
5. Nicholas / Union
6. Bremer Street ramps removal

The objective for June and July is to negotiate final contract terms with the Preferred Tenderer and implement appropriate value management options. Furthermore, the following design amendments may be pursued:

Administration Building

- Ceiling (and slab-to-slab) height change for Ground Floor, L01 and L08.
- Library areas to be allocated to parts of the Ground Floor and Level 01
- Chambers to be relocated to Level 08
- Elevator arrangements to be revised to accommodate the above (ie publicly accessible lift to run to Level 08)
- Include structural, facade and stairway revisions to accommodate the above
- Customer service area to be revised as a result of the above
- Councillor facilities to be revised as a result of the above
- Staff areas changed as a result of the above

Library

- Relocate children’s areas to Admin Building
- Revise footprint of library at location of existing substation
- Façade re-design
- Revise fire escape arrangements

Ramps at Bremmer Street

- Retain ramps at Bremmer Street
- Revise waste transfer arrangements
- Revise levels to accommodate truck turning circles and connection to Bradfield Bridge

HV System

- Retain library substation
- Retain Bremmer St substation in its current form
- Other:

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IPSWICH CENTRAL

Nicholas/Union

- Scope to be allocated to J-Mac.

2.2 COMMONWEALTH HOTEL

Work to the Commonwealth Hotel is proceeding according to program, it has been packaged into the following work phases:

1. **Deconstruction:** Careful deconstruction of this historic asset was completed in 2018 to ensure safety of workers and the public with oversight by suitably qualified consultants.
2. **Stabilisation:** Construction works continue with underpinning works to the front and rear facades and internal slabs completed and services installation progressing.
3. **Reconstruction:** The recent Board meeting approved the proposed contracting and procurement process for the rebuilding of this historic asset. Capability, financial checks and negotiations will be under taken prior to award.
4. **Fitout:** Design is underway for retail fitout elements of the project.

Completion of the fitout work is forecast to coincide with completion of adjacent retail fitout projects.

2.3 NICHOLAS / UNION

Jmac Constructions, the contractor for Nicholas St/Union Place, continues construction works on site and now has possession of the northern end of Nicholas St. A staged approval of the design is ongoing to enable Jmac to progress earthworks and inground services.

Procurement of pavers is proceeding with local direct supply of bluestone. The project team is reviewing a variety of options for other stone types and in June will make a recommendation to ensure the best value and lowest risk for Council.

2.4 RETAIL

Retail fitout works are proposed to be delivered as a consolidated program of works to ensure efficiency and facilitate coordination between activities. The projects comprising the retail program include:

1. Metro A – Bell Street Link
2. Metro B – 2 Bell Street
3. Eats – Food & Beverage tenancies on the western side of Nicholas Street (lower end)
4. Venue – Entertainment building on the western side of Nicholas Street (upper end)

Engineering consultants have been approved to undertake due diligence across all buildings. A feasibility report is being concluded in May for review in June.

2.5 AV PROJECT

The AV project is in the concept design phase. Detailed documentation is forecast to commence in the coming months.

The AV work is currently listed as a separate package of work. Pursuant to further design the procurement arrangements will be finalised and this work may ultimately be combined with other packages if appropriate.

2.6 DEMOLITION WORK

Demolition work was completed in 2018 and included lot creation to facilitate construction of the Admin Building and adjacent Civic Project elements. The demolition work has reduced the risk and program duration of the Civic Project.

The Contractor, Hutchison Builders, are currently maintaining the site to ensure public safety and ensure the stability of the works pending a Contractor being appointed to take possession of the site and commence

NICHOLAS

IPSWICH CENTRAL

construction of the Civic Project. The defects liability period for Hutchinson is expiring now and final securities will be returned to Hutchinson pending final walk-through with the Superintendent.

2.7 SAFE CITY RELOCATION

The Safe City Relocation project has been completed.



3. Marketing & Leasing

3.1 CENTRAL CIVIC PROJECT

Ipswich Central branding has been resumed by the Council and applied to a much greater area. A branding exercise for the former CBD has also been undertaken. This new branding has now been approved and appropriate collateral will be developed to reflect this. This process has progressed significantly and resulted in a brand definition of Nicholas Street, along with other sub-brands for the retail assets. The sub brands are needed to assist in the promotion and sale of the asset moving forward.

3.2 COMMONWEALTH HOTEL

The original name of the Commonwealth Hotel has been reinstated for the project. In previous documentation this site / project has been referred to as 'Murphy's Pub'.

3.3 NICHOLAS / UNION

Hoardings erected by JMac have previously approved Ipswich Central project branding applied. This will be updated to the Nicholas St brand.

Pedestrian travel paths within the mall and through to Bell Street are being amended as needed to allow the progression of the works.

ICC have temporarily closed the customer services centre at 143 Brisbane Street which is accessed from the mall. This will allow the contractor to close the section of footpath in front of the centre with the intention to accelerate works in this area.

The project team continue to maintain contact with adjacent leaseholders.

3.4 RETAIL

Provisional agreement reached on Buchan's concept design package pending budget and final costs. Fly through video presented at Ipswich public forum on 05/03/2019 and has also been released for public viewing.

3.5 AV PROJECT

The AV façade projections have been incorporated into 3D renders and are being used to market the precinct to potential tenants. This feature of the precinct redevelopment has been included into

3.6 DEMOLITION

Demolition work is complete however the project signage remains in place. Many aspects of this signage are required from an safety and regulatory perspective. Following award of the main D&C contract this signage will be replaced with new signage, including precinct branding graphics.

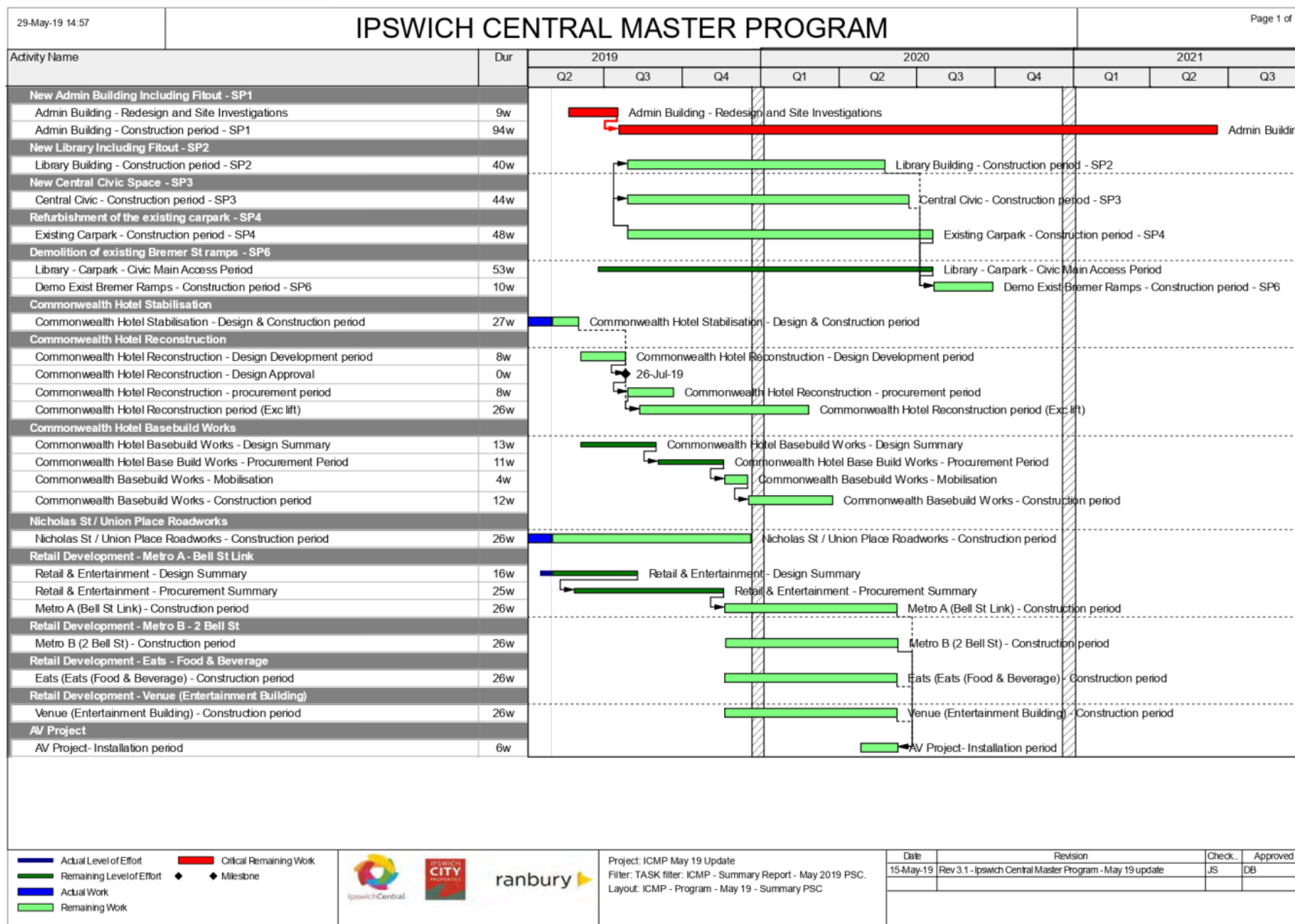
3.7 SAFE CITIES

The safe cities involvement in the project is ongoing. The quality and safety of the civic space is an important factor in the marketing and leasing of the precinct.



APPENDIX A – SUMMARY PROGRAM

Item 2 / Attachment 1.





APPENDIX B – SITE PHOTOS

APPENDIX B – SITE PHOTOS



Commonwealth Hotel: Slab on ground



Nicholas St Northern: Demolition Works



Union Pl: Inground Services



Nicholas St Southern: Pavement Works



Nicholas St Central: Pavement works preparation