

Nicholas Street, Ipswich Central
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To 16th April 2019



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AUTHOR, REVIEWER AND APPROVER DETAILS

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Distribution

Ipswich Central Project Steering Committee

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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”) is currently underway. The 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 (works above street level including lighting, planter beds, street furniture)
6. Bremer Street ramps removal

The evaluation panel is bound by confidentiality and detail cannot be disclosed at this point in time. However, it is noted that an announcement is due in May 2019.

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.

The RFQ evaluation for pavement supply is now complete. The Evaluation report is to be submitted to the Program Steering Committee for approval.

2.4 RETAIL

Retail fitout works are proposed to be delivered as a consolidated program of works to ensure efficiency and facilitate coordination between the works. 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.

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 construction of the Civic Project.

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.