

Nicholas Street, Ipswich Central

Summary Report No.15

To 16th Aug 2019



Endorsed by:

Date: _____

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central

Subtitle: Summary Project Management Report

Date: 23 Aug 2019

VERSION	DATE	OUR REFERENCE
1	23 August 2019	T:\Projects\Ipswich Central\16044-Program Management\9-Reporting\Program & Project Management Reports\2019-08 Aug

AUTHOR, REVIEWER AND APPROVER DETAILS

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Date: 23/08/2019

Distribution

Ipswich Central Project Steering Committee

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1. Project Summary

1.1 SUMMARY

The program has been updated with Data date on 31st July 2019. A summary Gantt chart is included at **Appendix A** of this Report which reflects target completion dates as per table below.

Table 1 – Program Status Summary

Ref	Project	Current Status	Target Completion
1.1	Admin Building	Contract Awarded	Q3 2021
1.2	Library	Contract Awarded	Q3 2020
1.3	Civic Plaza	Contract Awarded	Q3 2020
1.4	Car Park Upgrade	Contract Awarded	Q3 2020
1.5	Existing Lift in Food & Bev Bldg	Contract Awarded	Q3 2020
2.1	Commonwealth Hotel (Deconstruction)	Complete	Q3 2018
2.2	Commonwealth Hotel (Stabilisation)	Complete	Q2 2019
2.3	Commonwealth Hotel (Reconstruction & Basebuild Works)	Feasibility	Q2 2020
3.1	Nicholas St / Union Ave	In Construction	Q4 2019
4.1	Metro A (Bells St Link)	Schematic Design	Q2 2020
4.2	Metro B (2 Bell Street)	Schematic Design	Q2 2020
4.3	Eats (Food & Bev)	Schematic Design	Q2 2020
4.4	Venue (Entertainment Bldg)	Schematic Design	Q2 2020
5.1	AV Project (Nicholas / Union)	Schematic Design	Q2 2020
6.0	Demolition works	Complete	Q2 2018
7.0	Safe City Relocation	Complete	Q2 2018

1.1 PROGRAM AMENDMENTS

Target completion amendments this month are summarised below. Revisions are a result of awarding the Civic Project Contract to Hutchinson Builders and the target dates are based on assessment of the Contract scope of work:

1. Administration Building revised from Q2 to Q3 of 2021
2. Library / Civic Plaza / Carpark revised from Q2 to Q3 of 2020

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 a recommendation has been issued for award of the D&C Contract.

The Civic Project scope of works have been revised to cover the following separable portions:

1. The Admin Building (including integrated fit-out)
2. Library (including fit-out)
3. Civic Plaza
4. Existing Car Park Upgrade
5. Existing Lift (within future food & beverage building)

The objective for August 2019 is to grant site possession to the D&C Contract and commence design work. A separate Contract Award report provides additional details in relation to the Civic Project.

2.2 COMMONWEALTH HOTEL

Work to the Commonwealth Hotel 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:** Underpinning works to the front and rear facades and internal slabs are completed and so too is services installation.
3. **Reconstruction:** As a first step in reconstruction the consultant team will be recommended. Included in this will be a review of feasibility options.
4. **Fit-out:** The brief for any fit-out elements completed by the Council will be finalised pending completion of the feasibility study.

Following the completion of the feasibility study currently underway by Brain & Poulter the design period will commence and the forecast cost estimate will be revised.

The proposed procurement strategy for the reconstruction of the Commonwealth Hotel is:

- Obtain three quotes from Consultants for each Design Discipline to undertake Concept, Schematic and Detailed Design phases;
- Prepare and release tender package to select panel of construction contractors with Heritage building experience;
- Let contract in late 2019/early 2020 to commence rebuild works;

2.3 NICHOLAS / UNION

Jmac Constructions continue to make progress on the Nicholas Street / Union Place project. Pavers have been ordered in accordance with the approved design.

Electrical and lighting subcontract work has been awarded and material ordered based on the approved design. Trees have been ordered and based on availability stock selection has been modified which yielded a cost saving although the maturity of the trees will be less on completion.

Works to the southern side of Union Place, adjacent to 2 Bell Street have been put on hold, pending the outcome of the schematic design phase for the Retail works.

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)

KPMG have undertaken an assessment of the Retail Business Case and released a draft report on 23/07/2019 outlining their findings and recommendations. KPMG and Ranbury will work together on addressing all recommendations outlined for ICC review at the September 2019 Council meeting.

2.5 AV PROJECT

The AV work is currently listed as a separate package of work. However, many elements of the AV design are proceeding as part of the Retail Schematic Design noted above.

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. Site possession will be granted to the D&C Contractor pursuant to formal award.

2.7 SAFE CITY RELOCATION

The Safe City Relocation project has been completed.

3. Safety & Environment

3.1 PUBLIC SAFETY

The month of July included no major incidents. No further update is available regarding incidents in June 2019.

3.2 SAFETY IN DESIGN

A safety-in-design workshop is scheduled to take place in August 2019. End users and maintainers of the building will be asked to attend. Council will be asked to nominate relevant staff.

3.3 ENVIRONMENT

No incidents to report.

3.4 SAFETY CONSULTANT

GCG has been appointed as Safety Consultant covering all projects in Nicholas Street. Their scope of work includes:

- Review and comment on Contractors Safety Management Plan
- Attendance at Safety-InDesign workshop
- Monthly inspection and reporting
- Attendance as required during the course of construction to inspect critical issues
- Design review of safe access submission

Unsuccessful tenderer's have been notified that the work has been awarded to others.

4. Marketing & Leasing

4.1 RETAILER ENGAGEMENT

Regular memos are issued to all Ipswich Mall tenants when any changes to entry/exit points, directional changes etc. Regular meetings are being held to propose Retailers advise us of any new products, services, special offers they have so that we can assist by promoting this via our social media channels.

4.2 SOCIAL MEDIA ENGAGEMENT

Social media metrics are summarised below for Facebook at June 2019:

- Total reach 12,638
- Total engagement 6,250
- Instagram followers 706

4.3 COMMUNITY ENGAGEMENT

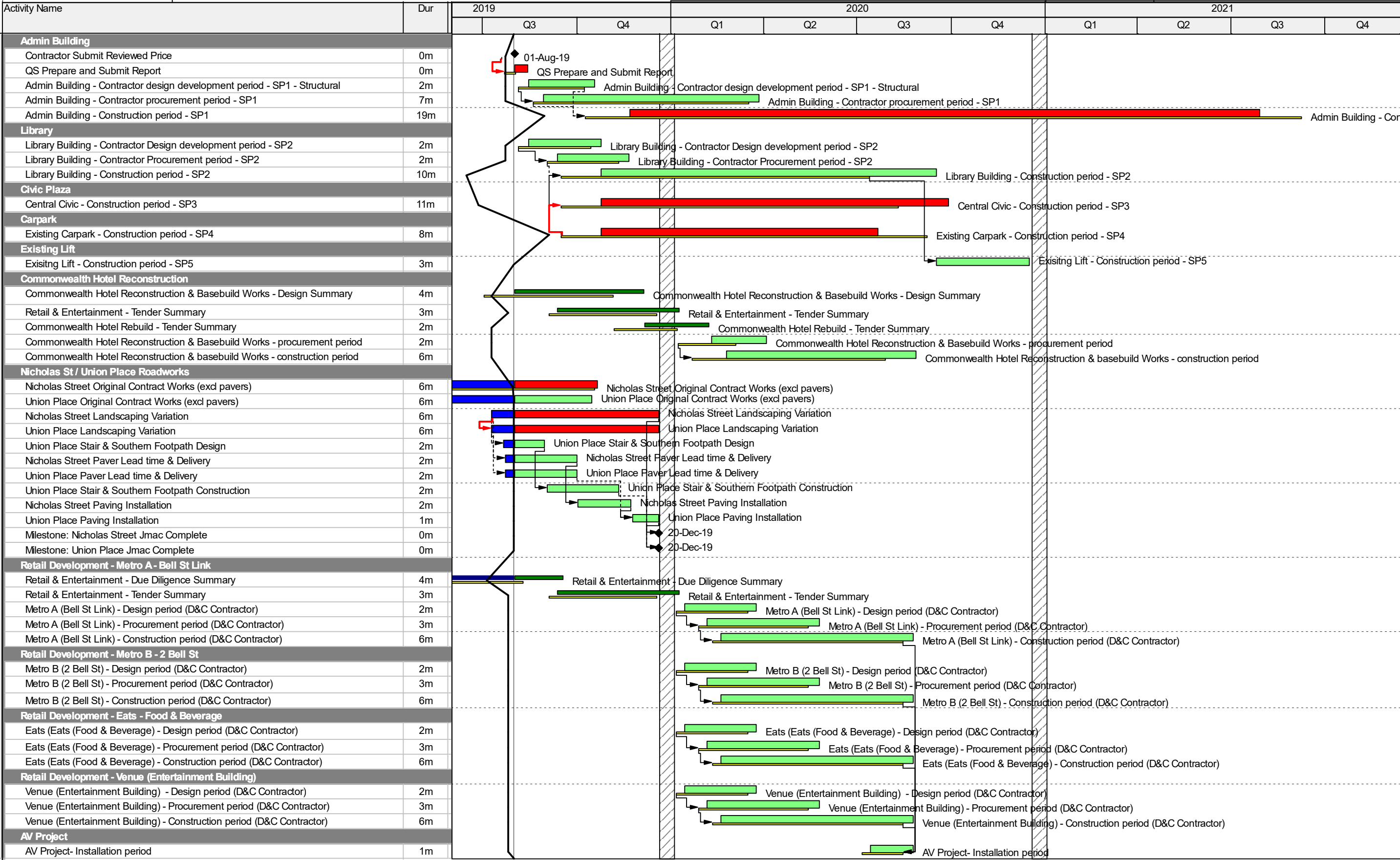
A 'Tradies Welcome Pack' is in progress and is being developed in conjunction with the Office of Economic Development. Encouraging local business (particularly food & beverage operators) to create special offers for workers on site e.g. Tradies' Lunch Box, discounts, loyalty incentives, delivery to site etc

Current community engagement activities include:

- Reinstatement of stakeholder newsletter
- Planning for on-site stakeholder tour
- Delivery of editorials design to reach new sections of the community
- Creation of project office

APPENDIX A – SUMMARY PROGRAM

IPSWICH CENTRAL MASTER PROGRAM



Project: ICMP Aug 19 - Update
Filter: TASK filter: ICMP - Summary Report - Jul 2019 PSC.
Layout: ICMP - Program - Jul 19 - Summary PSC

Date	Revision	Check...	Approved
31-Jul-19	Rev 3.3 - Ipswich Central Master Program - Jul 19 update	JS	DB

APPENDIX B – SITE PHOTOS

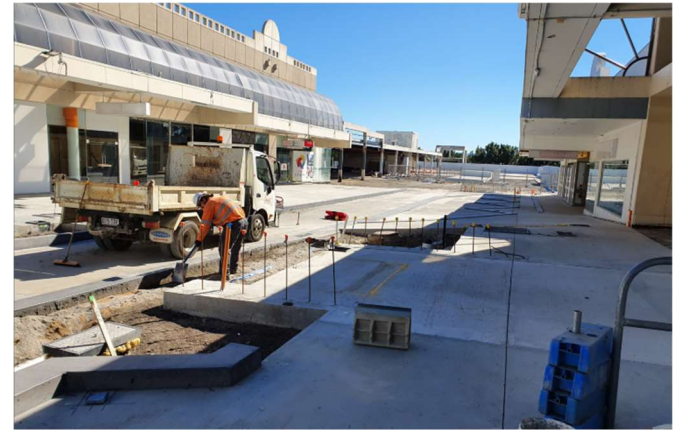
APPENDIX B – SITE PHOTOS



Union Pl: Inground Services / Footpath Works



Union Pl: Inground Services / Rd Works



Nicholas St Northern: Landscaping Works



Nicholas St Southern: Inground Services / Landscaping Works



Nicholas St Southern: Inground Services / Landscaping Works



Nicholas St Central: Inground Services / Landscaping Works