

Nicholas Street, Ipswich Central

Summary Report No.16

To 16th Sep 2019



Endorsed by:

Date: _____

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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 August 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	Q4 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

There are not program amendments for the month of September 2019. Retail completion dates (items 4.1 thru 4.4) have been left unchanged pending resolution of the final retail scope.

2. Design & Construction

2.1 CIVIC PROJECT

The Contract for the Ipswich Central Civic Project (the “Civic Project”) was awarded on 23/8/2019. The Contract was fully executed on 26/8/2019. The Contractor was granted site possession on 30/8/2019.

Building Approval has been granted for the

- Administration Building basement works to B1, B2 and B3
- Civic Project dismantling

The Civic Project scope of works covers 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)

Following the successful contract award and granting of site possession in August, the objective for September 2019 is to:

- Complete site establishment including worker amenities and site offices
- Commence piling work, continue with
- Formally review and approve all Management Plans
- Review and approve the Contract Program
- Establish the monthly cycle of reporting and payment claims

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.

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

- Obtain three quotes from Consultants for each Design Discipline to undertake a variety of Concept designs and create a tender package for the selected option;
- Conduct an Expression of Interest process to establish a shortlist of suitable Contractors to build the work;
- 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 approved to proceed by the Superintendent because the Principal approved the design and accepted the pricing as recommended by the project cost consultant (RLB).

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.

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.

Lighting installation shown mounted to soffits is likely to be deferred to coincide with the retail works. This will also provide an opportunity for lighting installation on privately owned buildings to be negotiated.

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 (forecast) special 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. This phase of work is now concluded and site possession has been transferred from the Demolition team to the Construction team of Hutchinson Builders.

2.7 SAFE CITY RELOCATION

The Safe City Relocation project has been completed.

3. Safety & Environment

3.1 PUBLIC SAFETY

The month of August 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 October 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. The first safety review on site is scheduled for 26/9/2019 and the Safety-In-Design workshop is scheduled for 11/10/2019.

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 for the reporting month:

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

4.3 COMMUNITY ENGAGEMENT

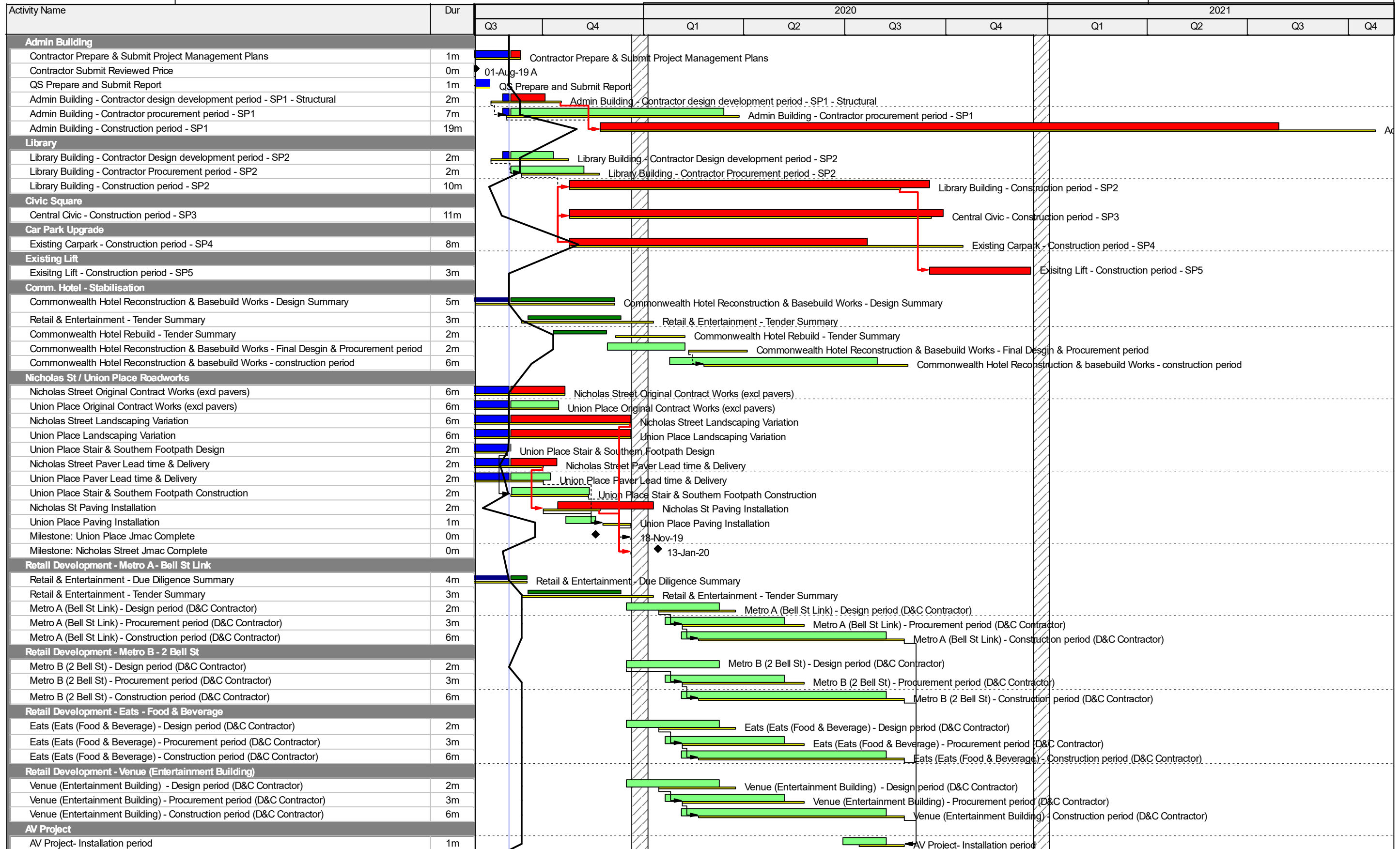
A 'Tradies Welcome Pack' is in progress and is being developed in conjunction with the Office of Economic Development. Encouraging local business (particularly food & beverage operators) to create special offers for workers on site e.g. Tradies' Lunch Box, discounts, loyalty incentives, delivery to site 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 filters: ICMP - PSC Report, ICMP - Summary Report
 Aug 2019 PSC.
 Layout: ICMP - Program - Aug 19 - Summary PSC

Date	Revision	Check...	Approved
31-Aug-19	Rev 3.4 - Ipswich Central Master Program -Aug 19 update	JS	DB

APPENDIX B – SITE PHOTOS

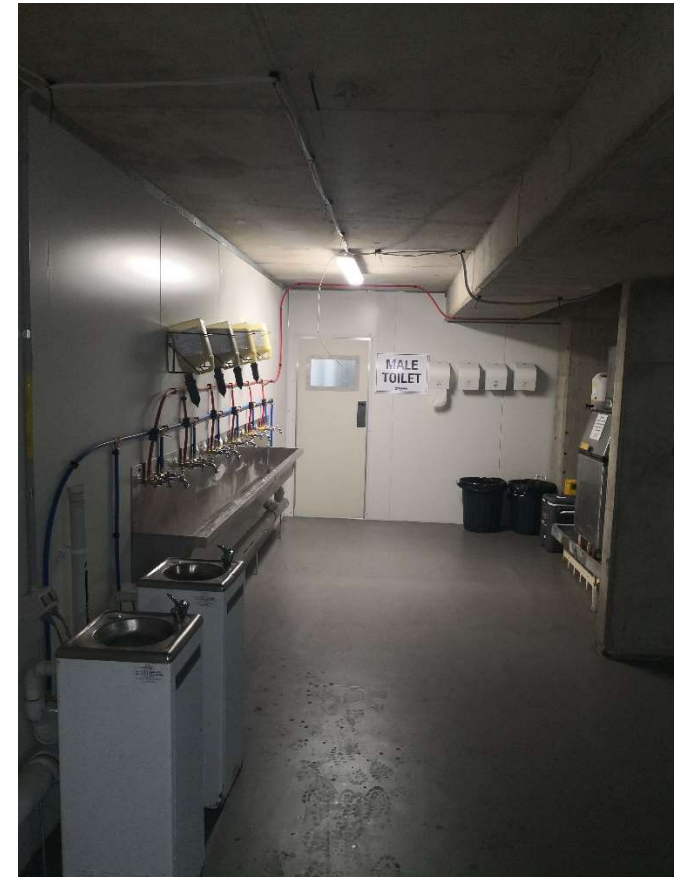
APPENDIX B – SITE PHOTOS Area 1: Ipswich Central Civic Project



Admin: Piling rig on site



Library: Roof removal



Civic Project: Temporary Staff Facilities

APPENDIX B – SITE PHOTOS Area 3: Nicholas St / Union Pl



Union Pl: Footpath preparation for pavers



Nicholas St – Concreting Works Between Trees