

Nicholas Street, Ipswich Central

Summary Report No.22

To 6th Mar 2020



Endorsed by:

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Ipswich Central Project Steering Committee

Contents

1.	PROJECT SUMMARY	4
1.1	SUMMARY	4
1.2	PROGRAM AMENDMENTS	4
2.	DESIGN & CONSTRUCTION	6
2.1	CIVIC PROJECT	6
2.2	COMMONWEALTH HOTEL	6
2.3	NICHOLAS / UNION	6
2.4	RETAIL	7
2.5	AV PROJECT	7
2.6	DEMOLITION WORK	7
2.7	SAFE CITY RELOCATION	7
3.	SAFETY & ENVIRONMENT	8
3.1	PUBLIC SAFETY	8
3.2	SAFETY IN DESIGN	8
3.3	ENVIRONMENT	8
3.4	SAFETY CONSULTANT	8
4.	MARKETING & LEASING	9
4.1	RETAILER ENGAGEMENT	9
4.2	SOCIAL MEDIA ENGAGEMENT	9
4.3	COMMUNITY ENGAGEMENT	9

APPENDIX A – SUMMARY PROGRAM

APPENDIX B – SITE PHOTOS

1. Project Summary

1.1 SUMMARY

The program has been updated with data date on 1 Mar 2020. 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	In Construction	Q3 2021
1.2	Library	In Construction	Q4 2020
1.3	Civic Plaza	In Construction	Q4 2020
1.4	Car Park Upgrade	In Construction	Q3 2020
1.5	Existing Lift in Food & Bev Bldg	In Construction	Q4 2020
2.1	Commonwealth Hotel (Deconstruction)	Complete	Q3 2018
2.2	Commonwealth Hotel (Stabilisation)	Complete	Q2 2019
2.3	Commonwealth Hotel (Reconstruction & Base-build Works)	Tender Documentation	Q3 2020
3.1	Nicholas St / Union Ave	Complete	Q4 2019
4.1	Metro A (Bells St Link)	Design Development (demo & Façade only)	Q3 2020 (façade)
4.2	Metro B (2 Bell Street)	Design Development	Q2 2021
4.3	Eats (Food & Bev)	Design Development	Q4 2020 (base-build)
4.4	Venue (Entertainment Bldg)	Design Development	Q2 2021
5.1	AV Project (Nicholas / Union)	Concept Design	Q1 2021
6.0	Demolition works	Complete	Q2 2018
7.0	Safe City Relocation	Complete	Q2 2018

1.2 PROGRAM AMENDMENTS

Milestone amendments this month include:

- Target completion of Library is now reported as Q4 of 2020. The reason for this amendment includes:
 - Extension of Time approved for weather events in recent months for practical completion of construction work.
 - Recommendation for FF&E installation to follow practical completion and not be conducted concurrently with construction.

- Target completion for Civic Plaza is now reported as Q4 of 2020. The original practical completion date was 28 September 2020 so weather related extensions of time have moved the revised date for practical completion into Q4 – see details below.

2. Design & Construction

2.1 CIVIC PROJECT

The Civic Project scope of works covers the following separable portions:

1. The Administration Building (including integrated fit-out)
2. Library (including fit-out)
3. Civic Plaza
4. Existing Car Park Upgrade
5. Existing Lift (within future 'Eats' building)

The design review process is now complete. A full list of design submissions and current status is included in Appendix C. Major milestones achieved in February 2020 include approval of the Library façade screens.

Construction of structural work is proceeding according to program. Major milestones achieved in February include installation of the library roof and completion of the Admin Building GF suspended slab.

The program in Appendix A shows the status of construction and photos in Appendix E supplement this information.

2.2 COMMONWEALTH HOTEL

The architectural tender documents for the reconstruction of the Commonwealth Hotel have been completed. Structural tender drawings are being finalised. The tender documents are based on reconstruction (ie not extension or fit-out) and aim to conform with the current Development Approval from Council. Forthcoming milestones include:

- Issuing of tender documents in March 2020;
- Tenderers to complete pricing in March 2020;
- Contract to be awarded in April 2020;

The completion date for the rebuilding work will be determined by the tender evaluation process. The evaluation will take into account time, cost, quality and risk aspects of competing offers. The tender list will be drawn from the expression-of-interest process previously completed by Council.

The design team has met with Council's heritage and planning officers and a variety of options will be explored and presented for consideration to either maximise or optimise the extent of fabric to be re-used. As required by the Development Approval the original engineer for the deconstruction has been engaged to advise on the reconstruction methodology.

2.3 NICHOLAS / UNION

Jmac Constructions achieved practical completion on 19/12/2019 of their scope of work. This date was one day prior to their contract completion date and enabled Nicholas Street to be opened to the public prior to the 2019 holiday period.

The final walk-thru for areas being handed over was undertaken with multiple Council stakeholders and a comprehensive defects list was compiled. Jmac have been issued this defect list and are addressing these defects in accordance with the requirements of the contract. A number of defects still remain and a meeting is scheduled for mid-March 2020 to find a solution to these issues.

Following completion of the Nicholas / Union project several 'Day 2' tasks have been completed by Jmac at the request of Council. This work includes line marking on Nicholas Street and installation of additional bollards.

Training has been scheduled for the week commencing 9/3/2020 and will be focussed on operation of electrical / lighting / automated bollards.

2.4 RETAIL

A Tender Consideration Plan has been approved by Council to enable Hutchinson Builders as the existing head contractor for the Civic Project to undertake the delivery of the Retail Project as a variation. This includes providing 'open book' pricing of subcontract work.

Pricing has been received and reviewed by the project cost consultant RLB. The scope of work as currently proposed includes:

- Metro A- Bells Street Link (facades only with an add-alternate price for demolition)

- Metro B – 2 Bell Street

- Eats – Food & Beverage Building

- Venue – Entertainment Building

- Audio Visual projection onto retail facades

Progress of the retail project is dependent on Council agreeing to this variation proceeding pursuant to receipt of an executed lease for the Venue building. The program was originally based on engaging Hutchinson in December 2019 however due to the cinema lease not yet being executed the variation has not been approved.

In order to mitigate the impact on program – Hutchinson Builders have been released to proceed with design development. In the event that the Retail Project construction variation does not proceed with Hutchinson Builders, this design will remain as the possession of Council.

2.5 AV PROJECT

The AV work is currently included as a provisional sum within the retail variation due to the integral nature of the work. The current design allows for projectors located on Eats, Civic Plaza and Admin Building projecting images onto Metro B and potentially Metro A facades.

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

Refer to the Hutchinson Monthly Report for further details on the Civic Project and Appendix E for the project's safety consultant summary.

On Friday 31/1/2020 a worker on site was injured. This was not an incident that required WorkSafe to be notified however Hutchinson Builders notified them in accordance with their internal procedures and arranged for WorkSafe to attend site and review the incident.

3.2 SAFETY IN DESIGN

A safety-in-design workshop was held on Friday 11 October and was attended by nominated staff representatives of Ipswich City Council in their capacity as end users and maintainers of the building. The workshop has created a risk register that will be monitored and updated through the design and construction work.

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

The monthly safety review on site has been completed for January 2019 however at time of this report is not available. Therefore, Appendix F includes the December report. Attendees at the safety walk included:

Antony Stafford	GCG
Luke Hinds	Hutchinson Builders
Julian Gougard	Hutchinson Builders
C. Love	Hutchinson Builders
Koby Slater	ICC
Dorryn Gentle	ICC
Kan Chan	Ranbury

4. Marketing & Leasing

4.1 RETAILER ENGAGEMENT

The Stakeholder Relations team continues to work with the traders and building owners located in the redevelopment 'impact zone' by providing detailed project updates, ongoing marketing and media support and activation.

During February 2020, the Stakeholder Relations team delivered the following initiatives:

- Meetings with private building owners in Nicholas Street to discuss new window branding campaign and information on how to engage with Ranbury's leasing team
- Further liaison with building owners to take part in the Façade Improvement Incentive Scheme – ICC will match building owner's contribution dollar-for-dollar up to the value of \$15,000/building for exterior improvements
- Quarterly CBD Business briefing held Tuesday 3 March providing an update on both the Nicholas Street redevelopment and wider Ipswich Central precinct.
- The Future Flavour Food Fair was hosted in the Nicholas St Precinct on Saturday 29 February from 4-8pm. Nicholas Street traders including Trottie Becke, Ulli's New Age Rockz, Ipswich City Mall Newsagents, Dominique's French Bakery, Terry White Chemmart and MLR Training all opened their doors on the night
- Ongoing assistance with individual trader marketing and promotions
- Weekly project updates to traders, building owners and internal stakeholders

4.2 SOCIAL MEDIA ENGAGEMENT

Table 7 – Social Media Engagement

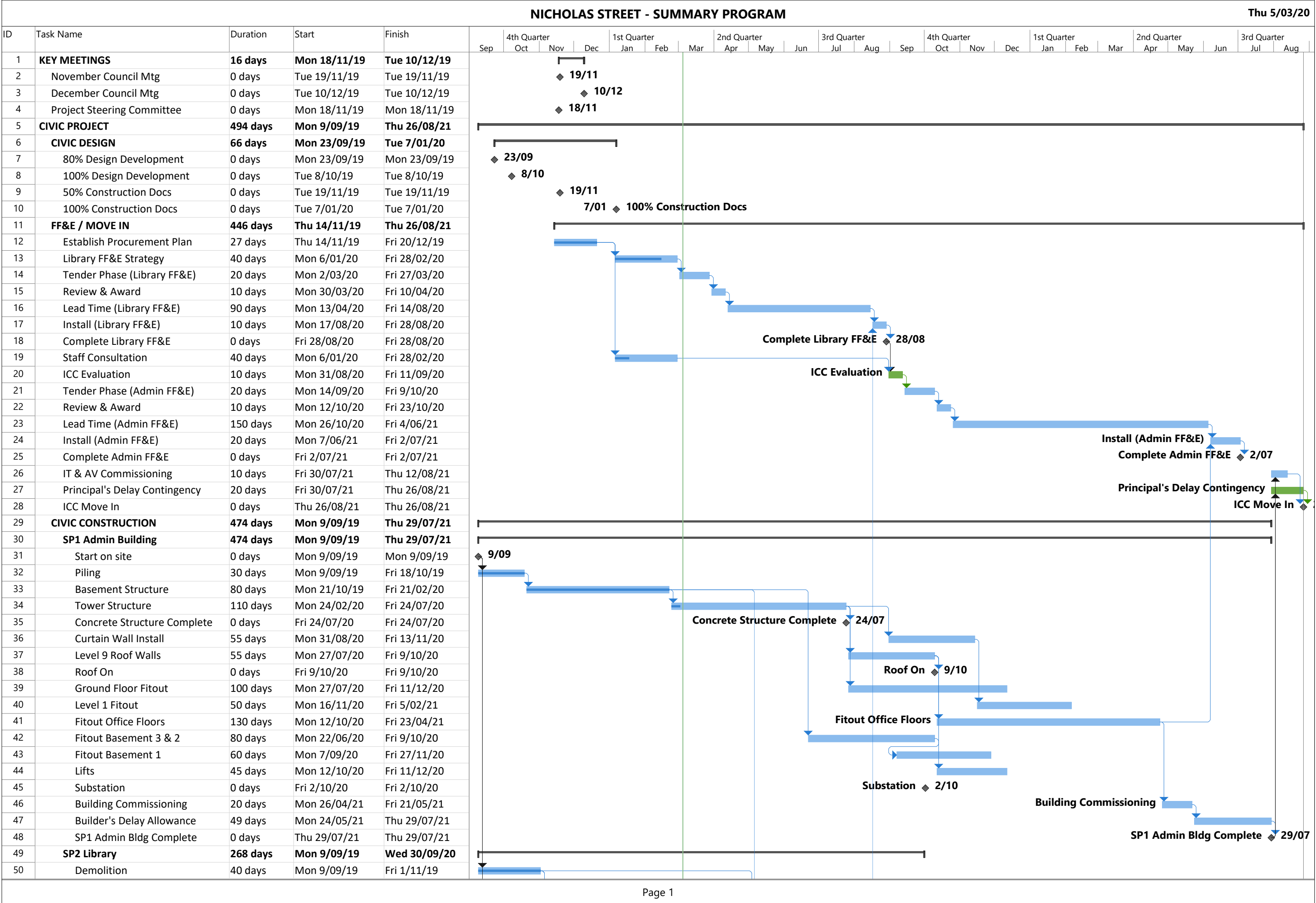
Platform	Date range	Reach	Engagement	Comment
Facebook	01/12/2019 – 13/01/2020	54,687	6,031 (11%)	*No update from last month
Instagram	05/11 – 04/12	12,139	477 (3%)	*No update from last month

4.3 COMMUNITY ENGAGEMENT

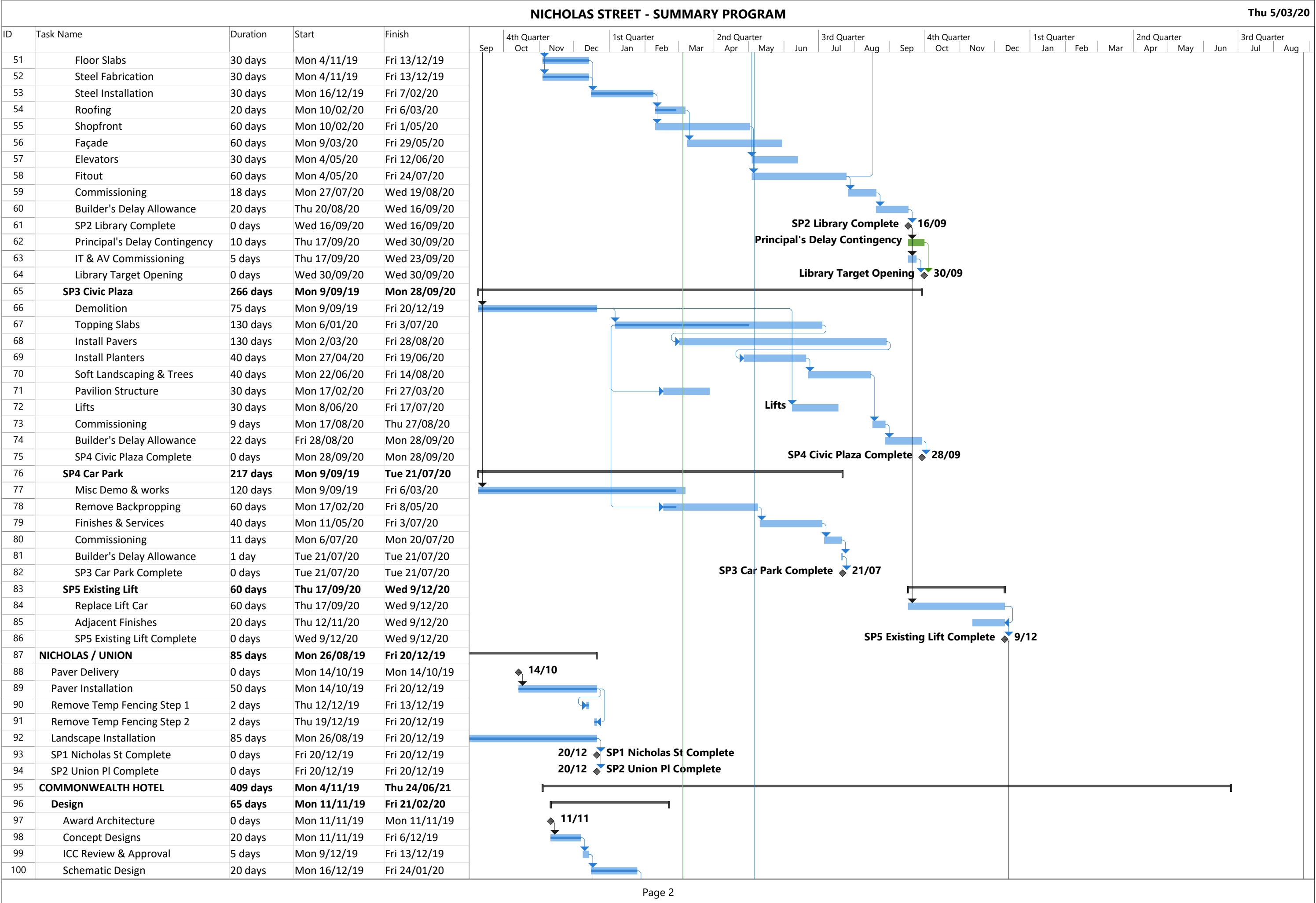
The upcoming community engagement activities include:

- Quarterly CBD Business briefing held Tuesday 3 March providing an update on both the Nicholas Street redevelopment and wider Ipswich Central precinct.
- The Future Flavour Food Fair was hosted in the Nicholas St Precinct on Saturday 29 February from 4-8pm. The event featured a dozen food trucks, each offering cuisines from around the globe, a selection of market stalls, live music provided by five local acts, and a free kid's craft pop-up where young visitors could make their own pet sloth.

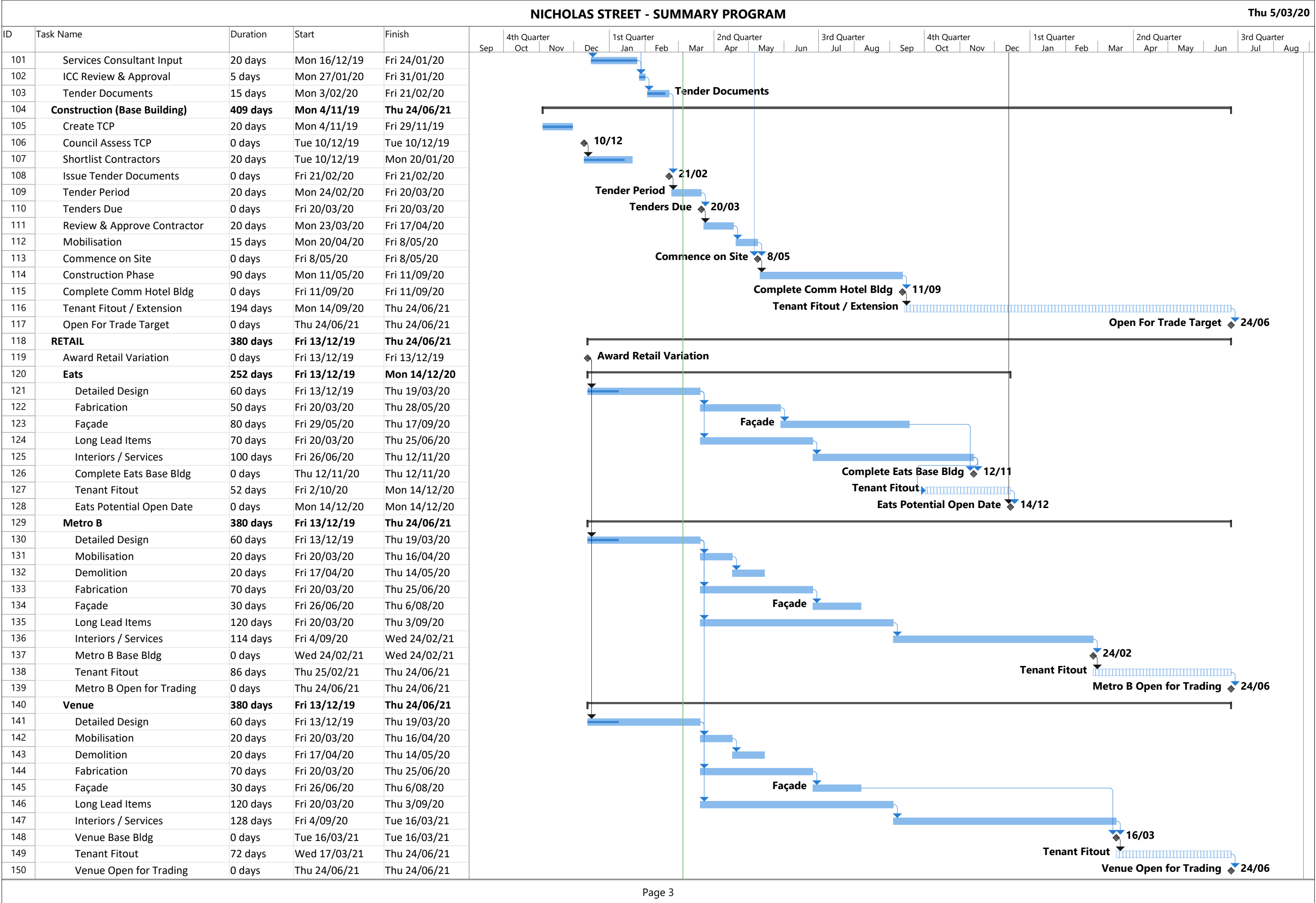
APPENDIX A – SUMMARY PROGRAM



Page 1



Page 2



APPENDIX B – SITE PHOTOS

APPENDIX B – SITE PHOTOS

Admin Building: Concrete slab poured up to Ground Level



Library: Roof Installation commenced. Civic Plaza: Demolition work at future Bar completed



APPENDIX E – SITE PHOTOS

Civic Car Park: Water tanks at B1 carpark in progress

28 Feb 2020 at 9:52:53 a
4A Ellenborough Stre
Ipswich QLD 43
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