

# Nicholas Street, Ipswich Central

## Summary Report No.23

To 3<sup>rd</sup> Apr 2020



Endorsed by:

Date: \_\_\_\_\_

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## Distribution

Ipswich Central Project Steering Committee

### Contents

1.	PROJECT SUMMARY .....	4
1.1	SUMMARY .....	4
1.2	PROGRAM AMENDMENTS .....	4
2.	DESIGN & CONSTRUCTION .....	5
2.1	CIVIC PROJECT .....	5
2.2	COMMONWEALTH HOTEL .....	5
2.3	NICHOLAS / UNION .....	6
2.4	RETAIL .....	6
2.5	AV PROJECT .....	6
2.6	DEMOLITION WORK .....	6
2.7	SAFE CITY RELOCATION .....	6
3.	SAFETY & ENVIRONMENT .....	7
3.1	PUBLIC SAFETY .....	7
3.2	SAFETY IN DESIGN .....	7
3.3	ENVIRONMENT .....	7
3.4	SAFETY CONSULTANT .....	7
4.	MARKETING & LEASING .....	8
4.1	RETAILER ENGAGEMENT .....	8
4.2	SOCIAL MEDIA ENGAGEMENT .....	8
4.3	COMMUNITY ENGAGEMENT .....	8

**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 summarised in the 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

There have been no amendments to the above milestone program forecasts this month, however recapping the amendments of the preceding months:

- 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. Weather related extensions of time have moved the revised date for practical completion into Q4.

## 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. Major design milestones achieved in March 2020 include:

- Submission of provisional sum proposals for 14 of the remaining provisional sums. This leaves just 5 of the original 35 to be resolved (or 6% by value remaining to be resolved).
- The Fire Engineering Report for the Civic Plaza has been approved. QFES require that the B5 pump room is relocated to a higher level.
- Prototype for the paving pattern has been approved (Option 3 – wider joints for 600x600 tiles)

In terms of construction, the site has continued to operate throughout the implementation of Covid-19 restrictions. Additional lunchrooms have been established on site, additional cleaning has been implemented. However, there has been a reduction in the reported workforce on site compared to the anticipated attendance. Major construction milestones achieved in March 2020 include:

- Administration Building: Structure Level 01 is complete.
- Library: Cladding is 50% complete and shopfront is 50% complete.
- Library: Internal framing is complete
- Civic Plaza: Framing for the south pavilion, amenities building, and waste enclosure is complete.
- Car Park: Water feature plant room is complete

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

### 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 April 2020;
- Tenderers to complete pricing in May 2020;
- Contract to be awarded in May 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 meetings were held in March to review and approved the rectification solution for tactile indicators that are becoming dislodged.

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.

Operation & Maintenance Manuals have been accepted as complete. Training has been conducted with Council's nominated representatives.

### 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 this lease not yet being executed the variation has not been approved.

In order to mitigate the impact on program – Hutchinson Builders have been given permission to proceed with preliminary 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.

The completion dates for Retail Project will be delayed if approval is not provided for the remaining retail work to proceed in April 2020.

### 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

No significant public safety incidents were reported in March 2020.

#### 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

Cleaning of the existing concrete slab has been identified as a potential environmental issue. The D&C Contractor has been asked to provide further details of how cleaning fluid and wastewater will be managed to prevent pollution of sewer and stormwater.

#### 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 March 2020. Attendance at the safety walk was reduced in consideration of physical distancing to mitigate the spread of Covid-19. Attendees were:

Antony Stafford	GCG
Julian Gougard	Hutchinson Builders
Kan Chan	Ranbury

As noted in the Safety Report, measures implemented to control Covid-19 risk include:

- Awareness raising through posters
- Formal communication with workers
- Additional cleaning
- Gloves for plant operators
- Additional lunchrooms and toilets
- Rotational timing of lunch breaks
- Limitations on use of the hoist

## 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 and March 2020, the Stakeholder Relations team (ICC) conducted a range of initiatives and communications with traders and building owners in the Nicholas Street impact zone. These included:

- 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
- Invitation for 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
- Invitation to the quarterly CBD Business briefing which covers both the Nicholas Street redevelopment and wider Ipswich Central updates on Tuesday 3 March 2020
- Regular social media posts – mix of trader products, and redevelopment updates Ongoing assistance with individual trader marketing and promotions
- Weekly project updates to traders, building owners and internal stakeholders
- New postcards printed to reinforce 'We're Open' messaging
- Invitation to engage via Shape Your Ipswich digital platform

### 4.2 SOCIAL MEDIA ENGAGEMENT

Social media (Facebook and Instagram) messaging has now pivoted to reflect changing trade conditions in Nicholas Street due to the Covid-19 situation. These are updated regularly to ensure customers and clients remain up to date.

**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 following community engagement activities took place over the last few weeks:

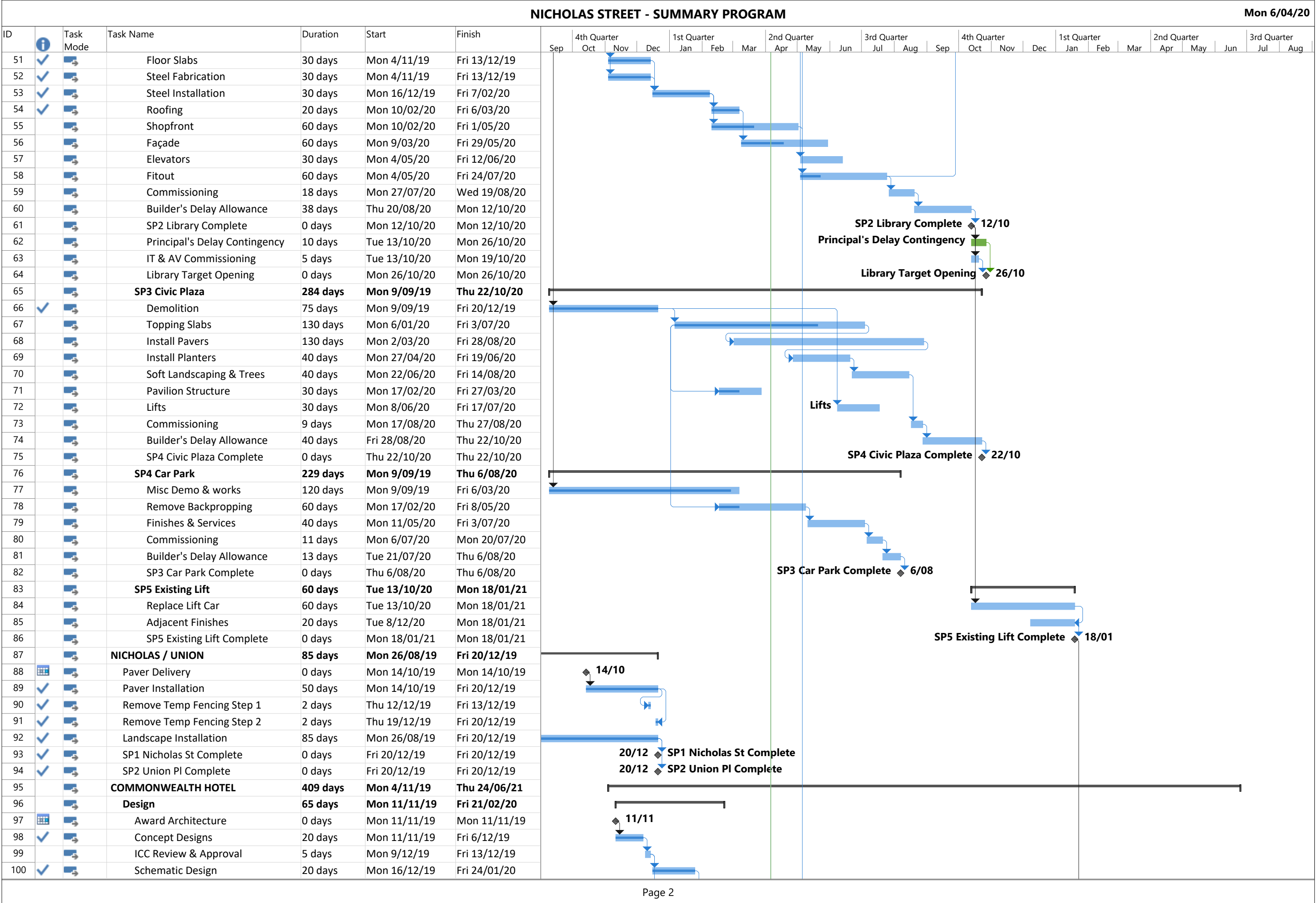
- On Saturday 29 February, the first of the Nicholas Street food truck events took place, with an estimated 5,000-7,000 attendees. The customer and business feedback following the event was extremely positive, with Nicholas Street traders experiencing one of their best trading periods in months. Some traders reported doing a full week's trade in four hours. It was anticipated that the Future Flavours Food Fair would become a bi-monthly event to help support traders and bring foot traffic to the precinct, however the current pandemic conditions and restrictions mean that all such events are postponed until further notice.
- Attendance at the opening of the Infin8 Aged Care facility in South Street to promote the redevelopment and to engage with future users of the space.



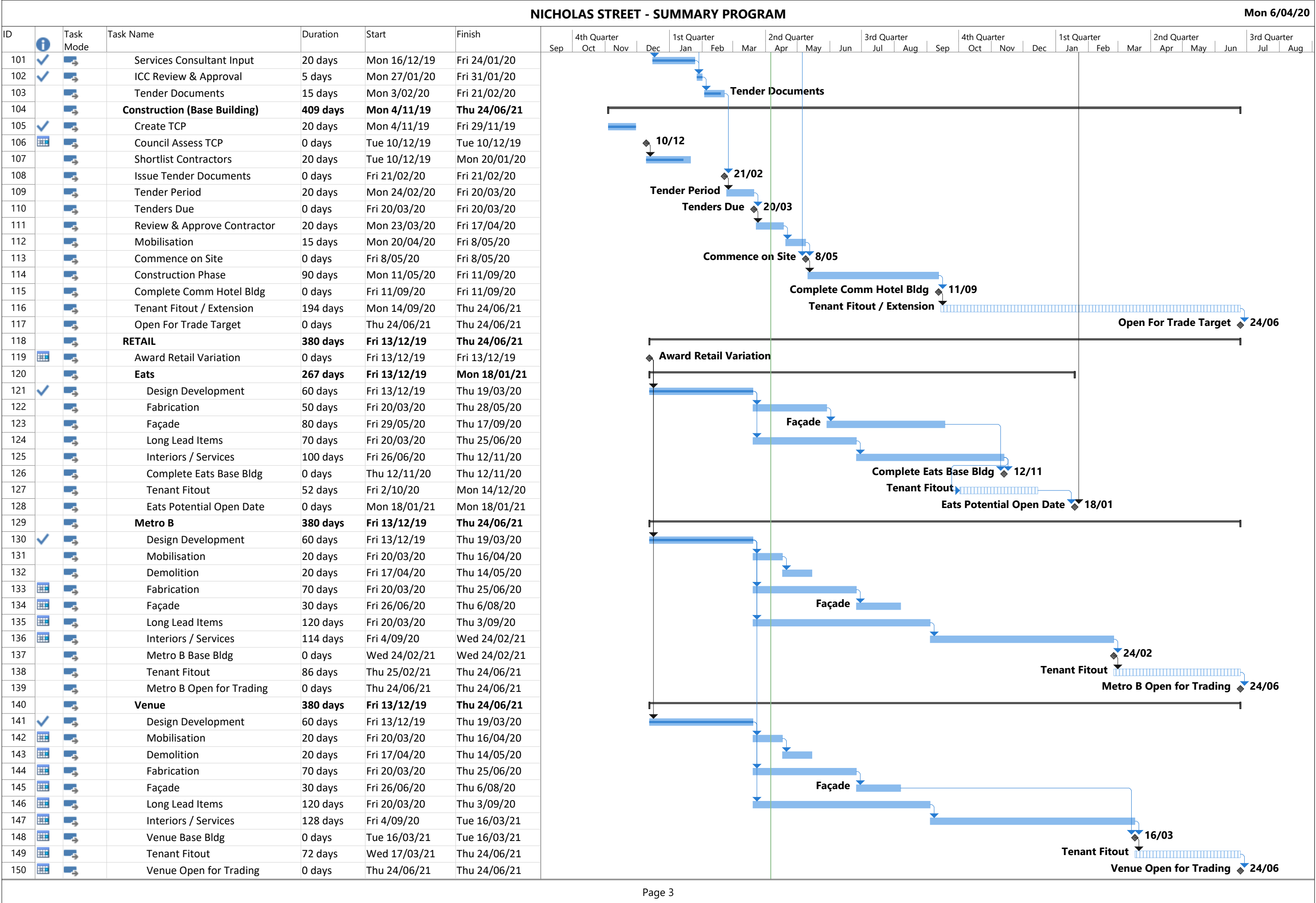
**APPENDIX A – SUMMARY PROGRAM**

NICHOLAS STREET - SUMMARY PROGRAM																														Mon 6/04/20	
ID		Task Mode	Task Name	Duration	Start	Finish	4th Quarter				1st Quarter			2nd Quarter			3rd Quarter			4th Quarter				1st Quarter			2nd Quarter			3rd Quarter	
							Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
1			KEY MILESTONES	22 days	Fri 27/03/20	Tue 28/04/20																									
2			Completion of Retail Design	0 days	Thu 9/04/20	Thu 9/04/20																									
3			Steering Committee	0 days	Tue 28/04/20	Tue 28/04/20																									
4			Last Day Before Election	0 days	Fri 27/03/20	Fri 27/03/20																									
5			CIVIC PROJECT	513 days	Mon 9/09/19	Wed 22/09/21																									
6			CIVIC DESIGN	66 days	Mon 23/09/19	Tue 7/01/20																									
7			80% Design Development	0 days	Mon 23/09/19	Mon 23/09/19																									
8			100% Design Development	0 days	Tue 8/10/19	Tue 8/10/19																									
9			50% Construction Docs	0 days	Tue 19/11/19	Tue 19/11/19																									
10			100% Construction Docs	0 days	Tue 7/01/20	Tue 7/01/20																									
11			FF&E / MOVE IN	465 days	Thu 14/11/19	Wed 22/09/21																									
12			Establish Procurement Plan	27 days	Thu 14/11/19	Fri 20/12/19																									
13			Library FF&E Strategy	40 days	Mon 6/01/20	Fri 28/02/20																									
14			Tender Phase (Library FF&E)	20 days	Mon 2/03/20	Fri 27/03/20																									
15			Review & Award	10 days	Mon 30/03/20	Fri 10/04/20																									
16			Lead Time (Library FF&E)	120 days	Mon 13/04/20	Fri 25/09/20																									
17			Install (Library FF&E)	10 days	Mon 28/09/20	Fri 9/10/20																									
18			Complete Library FF&E	0 days	Fri 9/10/20	Fri 9/10/20																									
19			Staff Consultation	40 days	Mon 13/04/20	Fri 5/06/20																									
20			ICC Evaluation	10 days	Mon 12/10/20	Fri 23/10/20																									
21			Tender Phase (Admin FF&E)	20 days	Mon 26/10/20	Fri 20/11/20																									
22			Review & Award	10 days	Mon 23/11/20	Fri 4/12/20																									
23			Lead Time (Admin FF&E)	150 days	Mon 7/12/20	Fri 16/07/21																									
24			Install (Admin FF&E)	20 days	Mon 19/07/21	Fri 13/08/21																									
25			Complete Admin FF&E	0 days	Fri 13/08/21	Fri 13/08/21																									
26			IT & AV Commissioning	10 days	Thu 26/08/21	Wed 8/09/21																									
27			Principal's Delay Contingency	20 days	Thu 26/08/21	Wed 22/09/21																									
28			ICC Move In	0 days	Wed 22/09/21	Wed 22/09/21																									
29			CIVIC CONSTRUCTION	493 days	Mon 9/09/19	Wed 25/08/21																									
30			SP1 Admin Building	493 days	Mon 9/09/19	Wed 25/08/21																									
31			Start on site	0 days	Mon 9/09/19	Mon 9/09/19																									
32			Piling	30 days	Mon 9/09/19	Fri 18/10/19																									
33			Basement Structure	80 days	Mon 21/10/19	Fri 21/02/20																									
34			Tower Structure	110 days	Mon 24/02/20	Fri 24/07/20																									
35			Concrete Structure Complete	0 days	Fri 24/07/20	Fri 24/07/20																									
36			Curtain Wall Install	55 days	Mon 31/08/20	Fri 13/11/20																									
37			Level 9 Roof Walls	55 days	Mon 27/07/20	Fri 9/10/20																									
38			Roof On	0 days	Fri 9/10/20	Fri 9/10/20																									
39			Ground Floor Fitout	100 days	Mon 27/07/20	Fri 11/12/20																									
40			Level 1 Fitout	50 days	Mon 16/11/20	Fri 5/02/21																									
41			Fitout Office Floors	130 days	Mon 12/10/20	Fri 23/04/21																									
42			Fitout Basement 3 & 2	80 days	Mon 22/06/20	Fri 9/10/20																									
43			Fitout Basement 1	60 days	Mon 7/09/20	Fri 27/11/20																									
44			Lifts	45 days	Mon 12/10/20	Fri 11/12/20																									
45			Substation	0 days	Fri 2/10/20	Fri 2/10/20																									
46			Building Commissioning	20 days	Mon 26/04/21	Fri 21/05/21																									
47			Builder's Delay Allowance	68 days	Mon 24/05/21	Wed 25/08/21																									
48			SP1 Admin Bldg Complete	0 days	Wed 25/08/21	Wed 25/08/21																									
49			SP2 Library	286 days	Mon 9/09/19	Mon 26/10/20																									
50			Demolition	40 days	Mon 9/09/19	Fri 1/11/19																									

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Page 2



**APPENDIX B – SITE PHOTOS**



## APPENDIX B – SITE PHOTOS

**Admin Building:** Concrete slab poured up to Level 1 **Library:** Roof complete



**Civic Plaza:** Water feature equipment being installed.

