

Nicholas Street, Ipswich Central

Executive Report No.29

To 2 July 2021



DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central

Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	2 July 2021	CBD Redevelopment Project Team

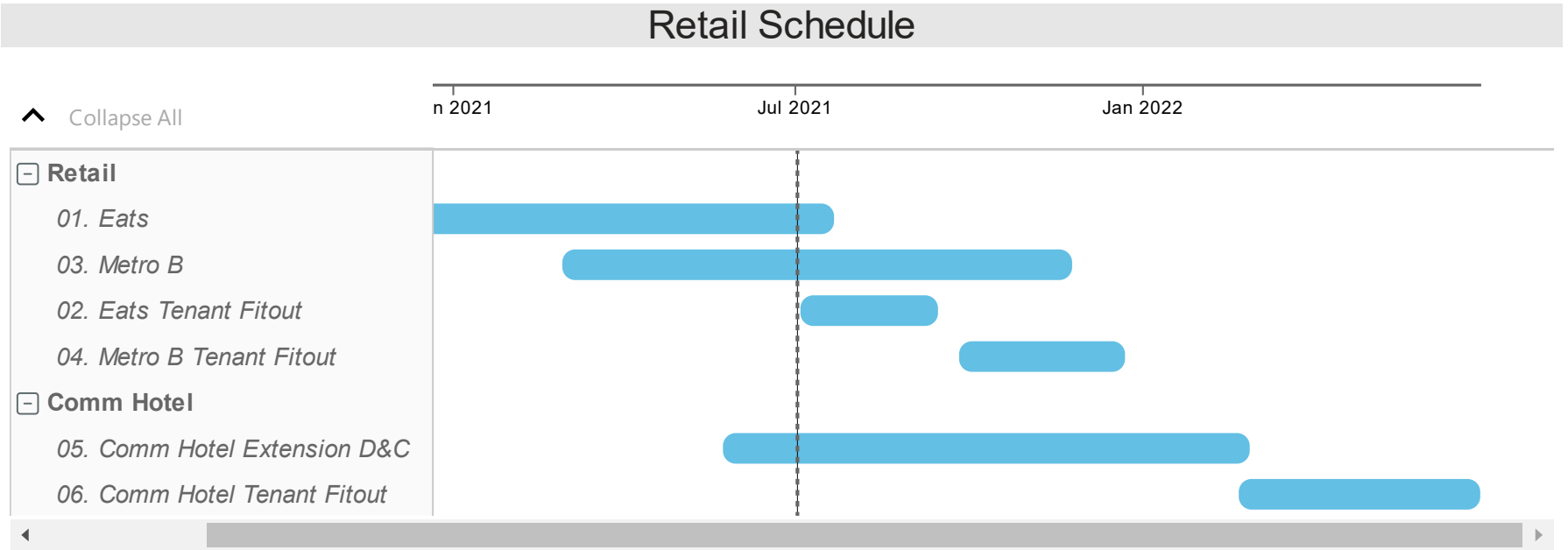
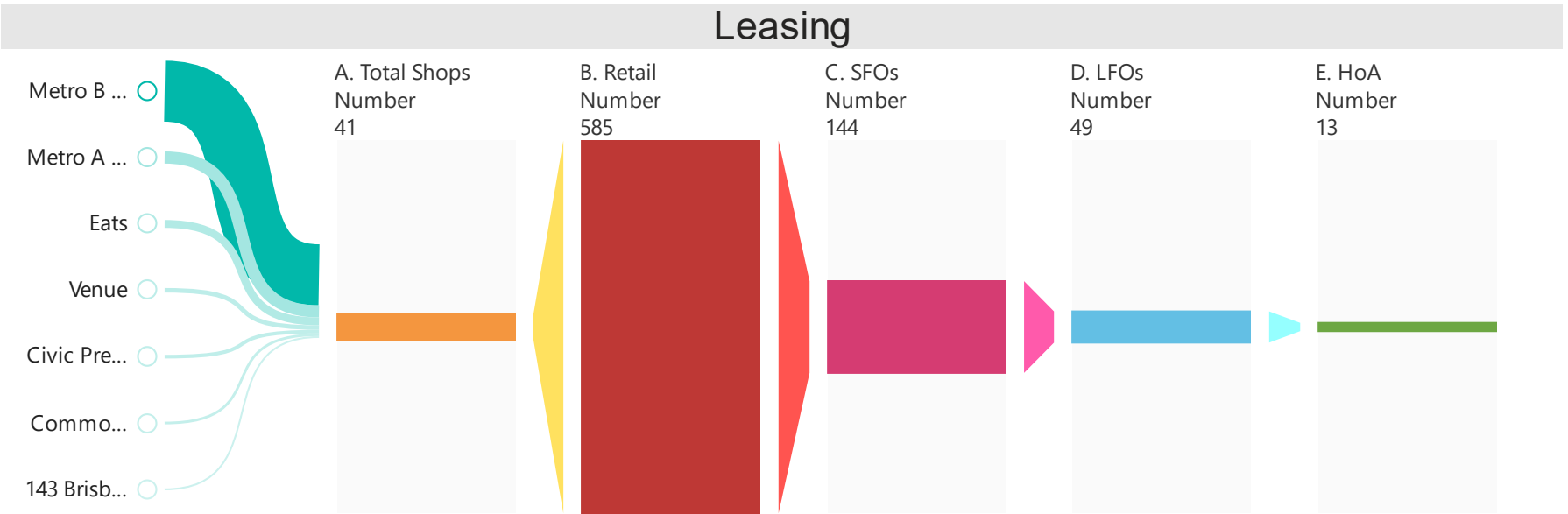
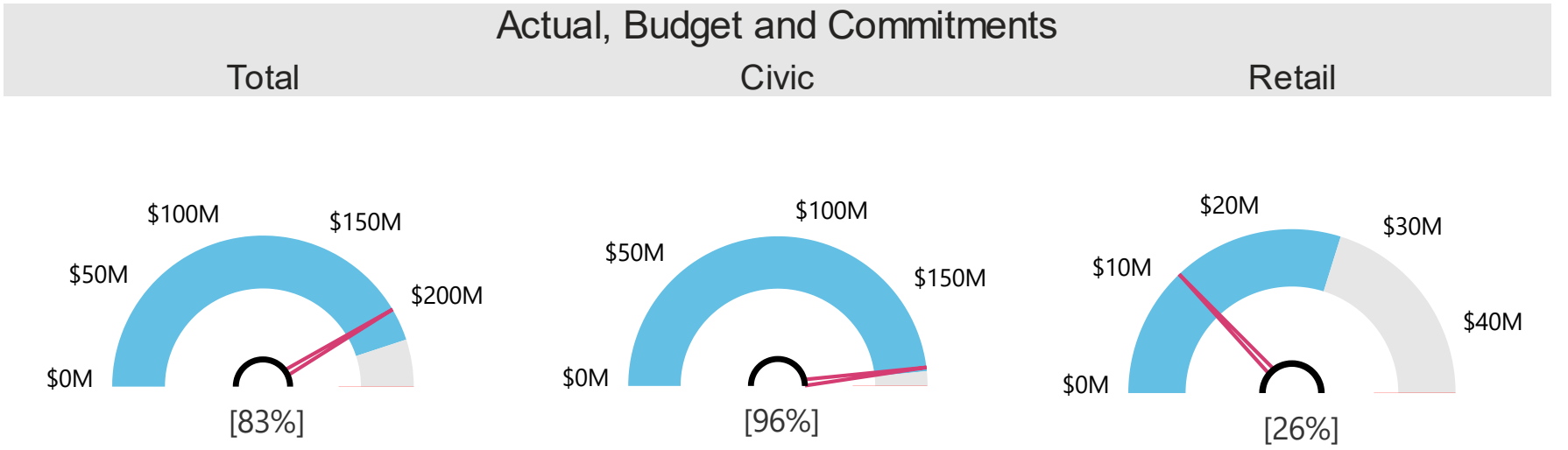
Distribution

Ipswich City Council

IPSWWICH CENTRAL - RETAIL - DASHBOARD - JUN 2021

<div>\$239.1M</div> <div>Budget</div>	<div>\$214.9M</div> <div>Committed Costs</div>	<div>\$198.2M</div> <div>Actual</div>	<div>\$24.1M</div> <div>Forecast Costs</div>	<div>\$239.1M</div> <div>Total Forecast Cost</div>
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Description	Budget	Committed Costs	Forecast Costs	Total Forecast Cost	Actual
Commonwealth Hotel	\$6,255,741	\$6,244,859	\$10,882	\$6,255,741	\$6,290,761
Retail Project	\$45,059,180	\$26,872,036	\$18,187,144	\$45,059,180	\$11,625,156
Civic Project	\$187,752,704	\$181,827,101	\$5,925,603	\$187,752,704	\$180,327,101
Total	\$239,067,625	\$214,943,996	\$24,123,629	\$239,067,625	\$198,243,019



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1. Program

1.1 SUMMARY

The new report format focuses on the retail redevelopment given the Civic Project has now reached Practical Completion and Council moved into the building on 28 June 2021.

The program has been updated as of 2 July 2021. A summary Gantt chart is included at **Appendix A** of this Report which reflects target completion dates summarised in the table below.

Note that Hutchinson Builders were instructed to proceed with Pre-agreed Variation 2 - Internal Works to Metro B (Landlord works) on 1 June 2021 and the below summary includes this.

Table 1 – Program Status Summary

Ref	Project	Current Status	Target Completion
	Eats Façade & Streetscape	Complete	Q4 2020
SP6	Eats Landlord Works	In Construction	Q3 2020
	Eats Tenant Fit-out	In Design	Q3 2020
SP8	Metro B Façade & Streetscape	In Construction	Q4 2021
	Metro B Landlord Works	In Construction	Q4 2021
	Metro B Tenant Fit-out	In Design	Q4 2021
SP7	Metro A Façade & Streetscape	In Construction	Q4 2021
	Metro A Landlord Works	On Hold	TBD
	Metro A Tenant Fit-out	On Hold	TBD
TBC	Venue Façade & Streetscape	On Hold	TBD
	Venue Landlord Works	On Hold	TBD
	Venue Tenant Fit-out	On Hold	TBD
TBC	Commonwealth Hotel Façade & Streetscape	Complete	Q3 2021
	Commonwealth Hotel Extension	Developing Concept	TBD
TBC	Tulmur Place F&B Tenancy	Developing Concept	TBD

2. Financial

2.1 FINANCIAL SUMMARY

The table below summarises the current budget and forecast final cost. Final forecast costs are within the budget.

Table 3 – Financial Summary

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$187,752,704	\$180,327,101	\$7,425,603	\$187,752,704
2	Commonwealth Hotel	\$6,255,741	\$6,244,859	\$0	\$6,244,859
3	Retail Project	\$45,059,180	\$26,872,036	\$18,187,144	\$45,059,180
	TOTAL	\$239,067,625	\$213,443,996	\$25,612,747	\$239,056,743

The Civic Project has absorbed the cost of General & Administrative expenses and other excluded costs that had been allocated to the project.

2.2 CASH FLOW

The first progress claim for the Retail Project was submitted in March 2021, however Civic Project works still contribute to the monthly cashflow. Large expenditure for the FF&E project under the Civic Project occurred in June due to finalisation of the FF&E installation before opening of the Administration Building on 28 June 2021.

Table 4 – Cash Flow

Month	Monthly Expenditure	Cumulative Total
March 2021	\$1,360,217	\$187,611,161
April 2021	\$2,466,180	\$190,077,342
May 2021	Retail \$1,419,411 Civic \$349,401	\$191,846,154
June 2021	Retail \$1,872,199 Civic \$4,524,666	\$198,243,019

3. Design & Construction

3.1 CIVIC PROJECT

The official opening of the Admin Building and Children's Library occurred on Monday 28 June 2021.

The Defects Liability Period runs until 18 March 2022 and all outstanding defects are being worked through with Hutchinson Builders.

3.2 COMMONWEALTH HOTEL

The Commonwealth Hotel reconstruction works achieved practical completion on 10 May 2021 and rectification of minor defects have now been completed by Built QLD Pty Ltd.

The project team are exploring alternate hoarding options in front to the Commonwealth Hotel that are more permanent and able to be skinned with NSP graphics.

The proposed extension to the Commonwealth Hotel has been approved by Council as has its budget. Work have commenced on the preparation of a development application, legal documentation associated with a lease for the completed site and initial investigations into the most appropriate method to deliver the extension.

3.3 RETAIL

Final Construction Documentation (CD) for the Eats and Metro A/B awnings and facades has been issued by Hutchinson Builders.

On 1 June 2021 Hutchinson Builders were instructed to proceed with Pre-agreed Variation 2 for the design and construction of the remaining Metro B internal works (Landlord works). Whilst this instruction was after the contracted date of 10 May; this has not impacted project program or costs to date.

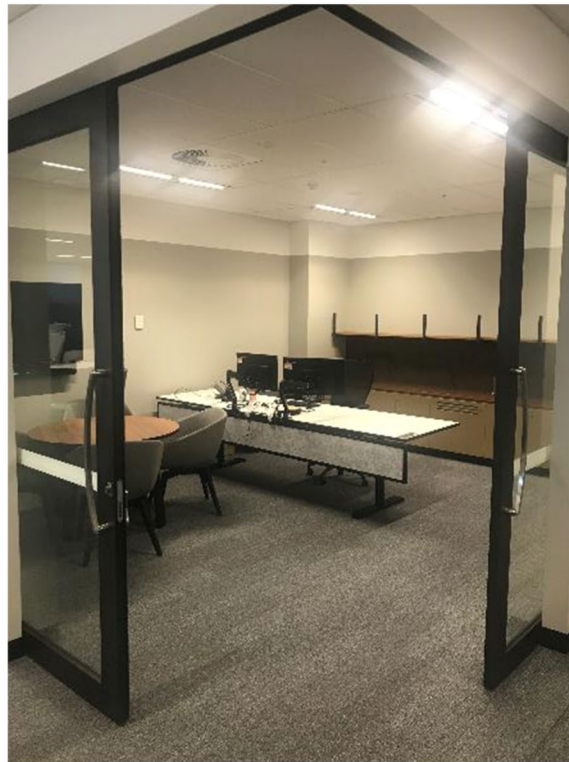
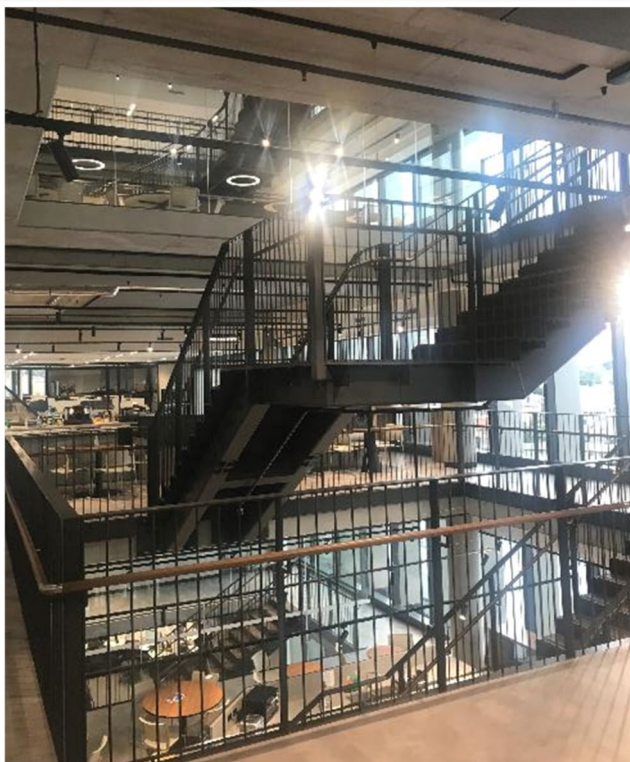
Hutchinson Builders are forecast to submit 50% CD documentation for the Metro B internal scope of works in the w/c 5 July 2021. The ICC Project Team and their Audit Consultants then have 10 working days under the contract to review and provide responses.

Works on site are slightly behind program due to delays with steel supply/fabrication and inclement weather, however Hutchinson Builders are still confident of hitting the contractual Practical Completion dates.

APPENDIX A – MASTER PROGRAM

APPENDIX B – SITE PHOTOS

Admin Building

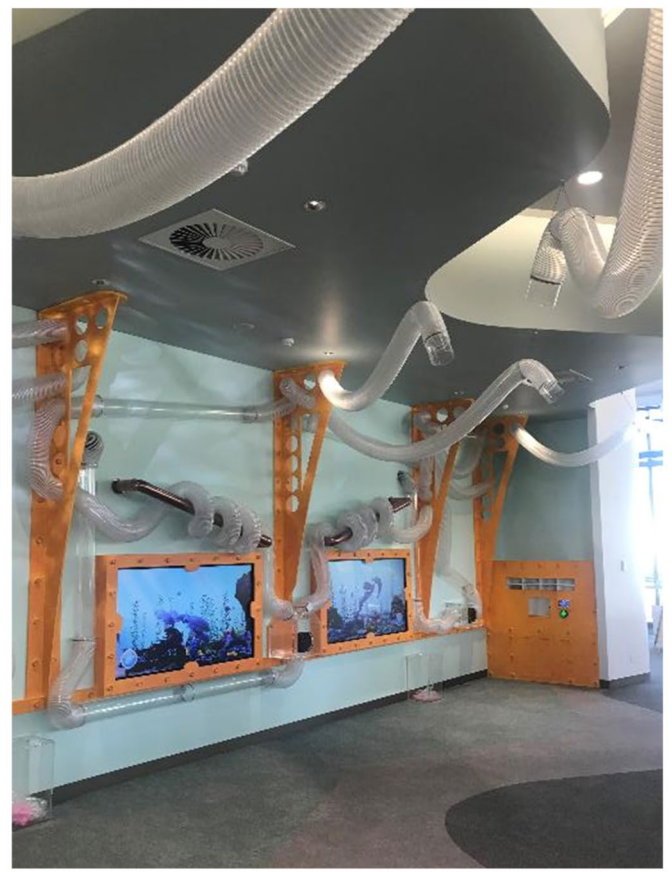




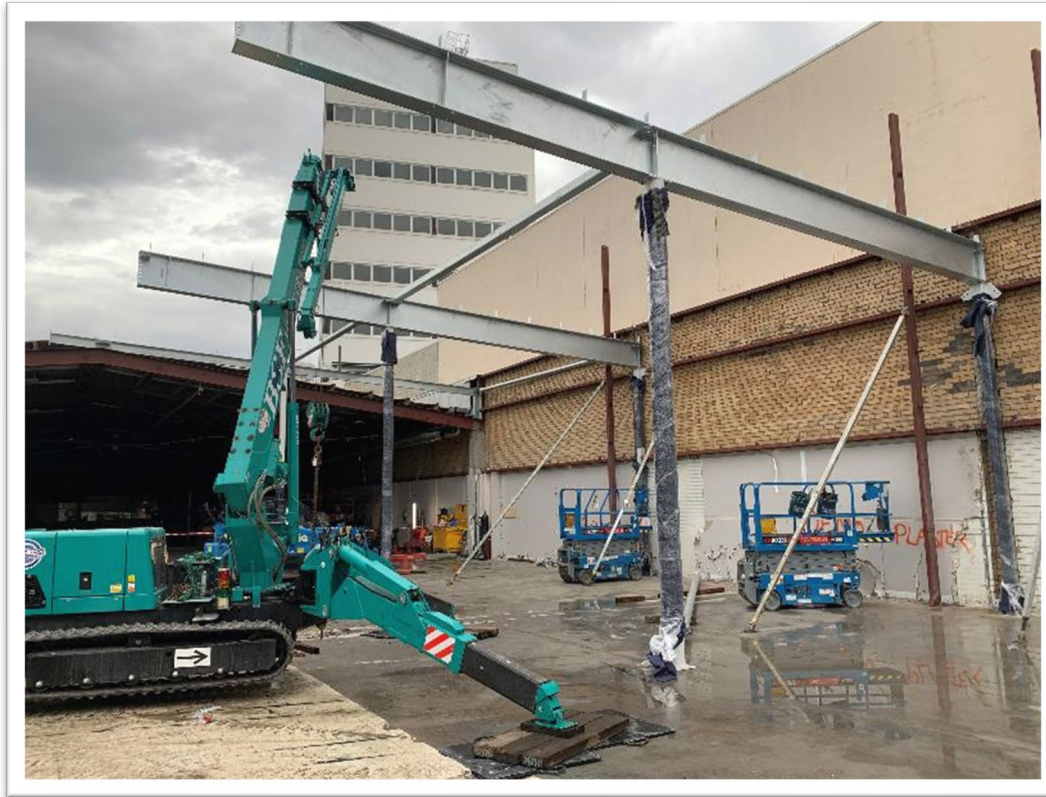
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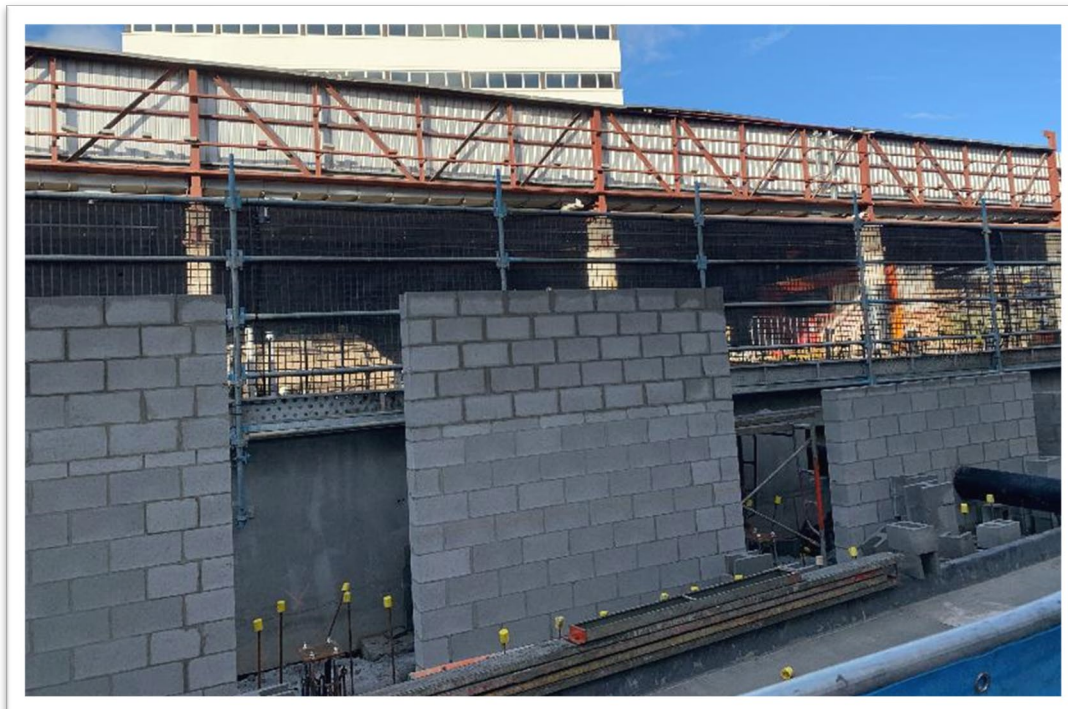
Children's Library



Metro B

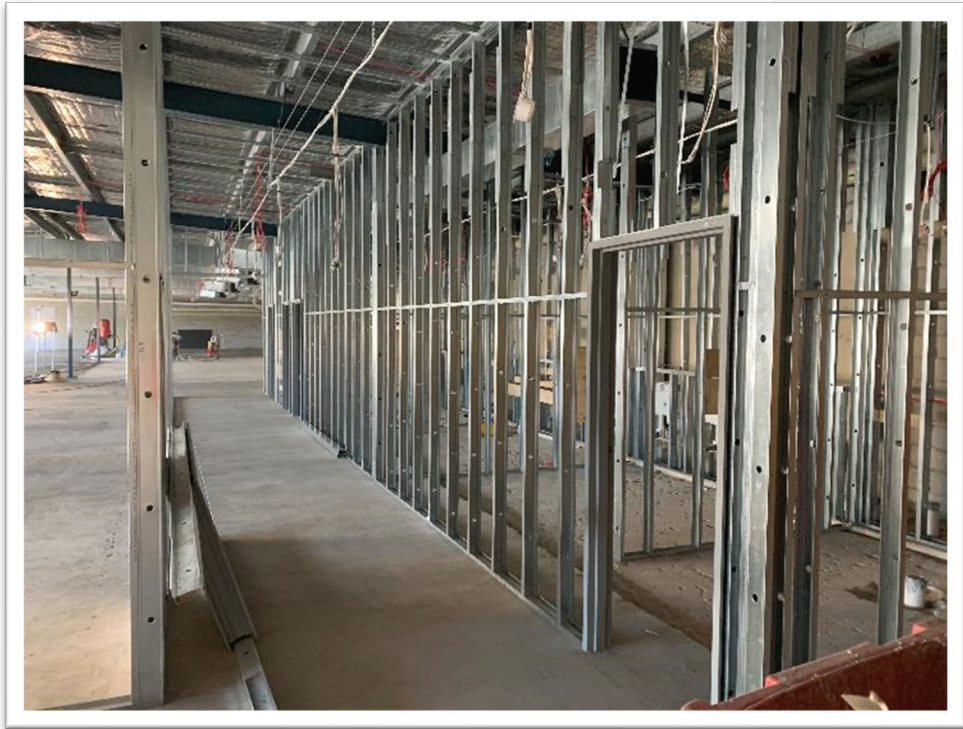


Structural steel being erected



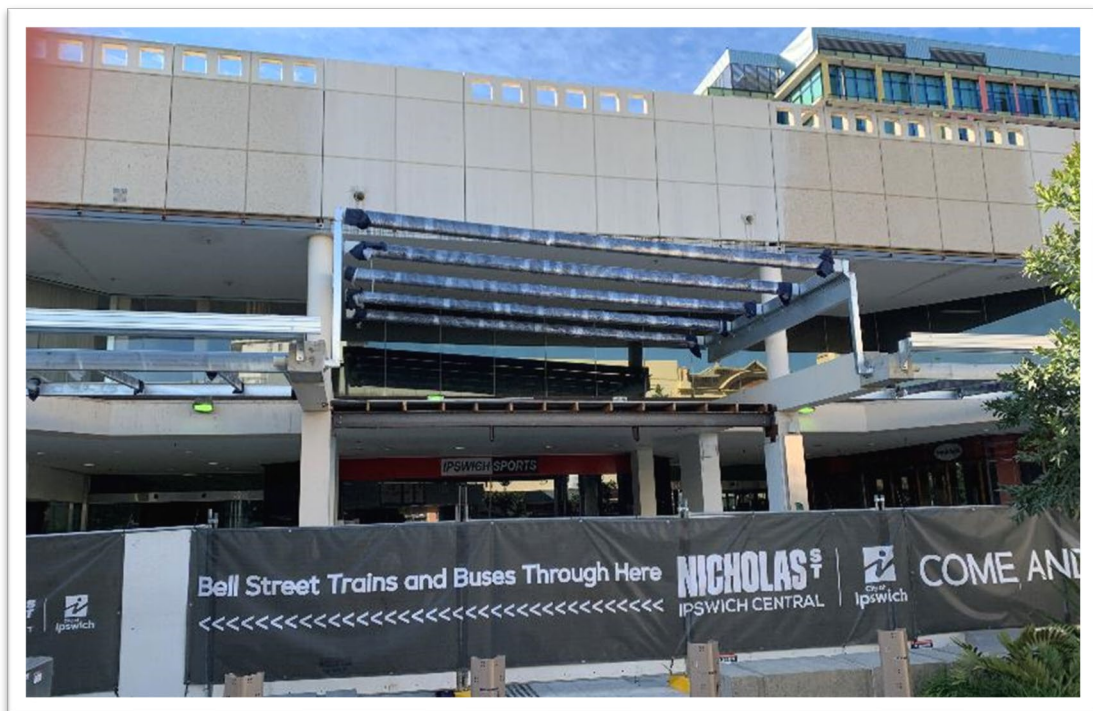
Blockwork walls to form Union Place balcony

Eats



Eats Level 1 amenities framing

Metro A



New structural steel to Metro A awning.