



**SHIRE OF ASHBURTON  
PARABURDOO COMMUNITY HUB (CHUB)  
COMMITTEE MEETING**

**AGENDA  
&  
ATTACHMENTS**

**Clem Thompson Sports Pavilion, Stadium  
Road, Tom Price  
18 July 2017  
9.30 am**

AGENDA - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 18 JULY 2017

**SHIRE OF ASHBURTON**

**PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING**

Notice is hereby given that a Paraburdoo Community Hub (CHUB) Committee Meeting of the Shire of Ashburton will be held on 18 July 2017 at Clem Thompson Sports Pavilion, Stadium Road, Tom Price commencing at 9:30 am.

The business to be transacted is shown in the Agenda.



Dale Stewart  
**ACTING CHIEF EXECUTIVE OFFICER**

**DISCLAIMER**

*The recommendations contained in the Agenda are subject to confirmation by Council. The Shire of Ashburton warns that anyone who has any application lodged with Council must obtain and should only rely on written confirmation of the outcomes of the application following the Council meeting, and any conditions attaching to the decision made by the Council in respect of the application. No responsibility whatsoever is implied or accepted by the Shire of Ashburton for any act, omission or statement or intimation occurring during a Council meeting.*

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AGENDA - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 18 JULY 2017

**1. DECLARATION OF OPENING**

The Presiding Person declared the meeting open at \_\_\_\_\_ am.

**1.1 ACKNOWLEDGEMENT OF COUNTRY**

As representatives of the Shire of Ashburton Council, we respectfully acknowledge the local Indigenous people, the traditional custodians of this land where we are meeting upon today and pay our respects to them and all their elders both past and present.

**2. ATTENDANCE**

**2.1 PRESENT**

<b>Members:</b>	Cr L Rumble Cr K White Cr M Lynch	Paraburdoo Ward (Presiding Person) Onslow Ward Tom Price
<b>Staff:</b>	Mr D Stewart Mr A Serer Ms J Smith Mrs M Lewis	Acting Chief Executive Officer Director Strategic and Economic Development Executive Officer CEO & Councillor Support Officer
<b>Guests:</b>		
<b>Members of Public:</b>	There were _____ members of the public in attendance at the commencement of the meeting.	
<b>Member of Media:</b>	There were _____ members of the media in attendance at the commencement of the meeting.	

**2.2 APOLOGIES**

**2.3 APPROVED LEAVE OF ABSENCE**

**3. ANNOUNCEMENT OF VISITORS**

**4. DECLARATION BY MEMBERS**

**4.1 DUE CONSIDERATION BY COUNCILLORS TO THE AGENDA**

Councillors are requested to give due consideration to all matters contained in the Agenda presently before the meeting.

## 4.2 DECLARATIONS OF FINANCIAL / PROXIMITY / IMPARTIALITY INTEREST

### Councillors to Note

A member who has an interest in any matter to be discussed at a Council or Committee Meeting, that will be attended by the member, must disclose the nature of the interest:

(a) In a written notice given to the Chief Executive Officer before the Meeting

or;

(b) At the Meeting, immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:

(c) Preside at the part of the Meeting, relating to the matter or;

(d) Participate in, or be present during any discussion or decision-making procedure relative to the matter, unless to the extent that the disclosing member is allowed to do so under Section 5.68 or Section 5.69 of the Local Government Act 1995.

### **NOTES ON DECLARING INTERESTS (FOR YOUR GUIDANCE)**

The following notes are a basic guide for Councillors when they are considering whether they have an interest in a matter.

I intend to include these notes in each agenda for the time being so that Councillors may refresh their memory.

1. A Financial Interest requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measure in money terms. There are exceptions in the Local Government Act 1995 but they should not be relied on without advice, unless the situation is very clear.
2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e. sporting, social, religious etc), and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e., if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.
3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
4. If in doubt declare.
5. As stated in (b) above, if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it **MUST** be given when the matter arises in the Agenda, and immediately before the matter is discussed.

AGENDA - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 18 JULY 2017

6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The **only** exceptions are:
  - 6.1 Where the Councillor discloses the **extent** of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the Local Government Act; or
  - 6.2 Where the Minister allows the Councillor to participate under s.5.69(3) of the Local Government Act, with or without conditions.

**Declarations of Interest provided:**

Item Number/ Name	Type of Interest	Nature/Extent of Interest

**5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**5.1 PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING HELD ON 22 MAY 2017**

**Officers Recommendation**

That the Minutes of the Paraburdoo Community Hub (CHUB) Committee Meeting held on 22 May 2017, be confirmed as a true and accurate record.

**ATTACHMENT 5.1**

**6. REFERENCE**

**6.1 TERMS OF REFERENCE**

**OBJECTIVES**

The Committee is to undertake the task of overseeing the CHUB project and to make recommendations to Council as per the Roles and Responsibilities outlined in (a) to (f) below.

**ROLES AND RESPONSIBILITIES**

The Committee is to undertake the task of overseeing the CHUB project and to make recommendations to Council on:

- a) Updated designs and reports regarding estimated cost, risk and deliverables;
- b) The register of design changes, including impact to cost / size / scope;

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- c) Final documented designs before presentation to Council for endorsement;
- d) Major variations (over \$100,000 in cost, or exceed total budget, or change in scope that effects functionality or purpose of area) for recommendation to Council;
- e) Proposed variations to the terms of the funding agreements (via request to the Project Steering Group);
- f) Requests and feedback from the Project Reference Group; and
- g) Monthly project progress reports and major variation requests during construction.

**MEETINGS**

**Membership**

Membership of the Shire of Paraburdoo Community Hub (CHUB) Committee will be:

- Three (3) Elected Members of the Shire of Ashburton.

Note - Other individuals may attend meetings as guests/observers, with the prior approval of the Presiding Person.

**Authority**

The Committee has no delegated authority and the Shire President is to be the Shire's Spokesperson on issues under the Committee's consideration (irrespective of Committee Membership) unless otherwise authorised by the Shire President. Committee's recommendations on proposed changes to the Paraburdoo CHUB project will be presented to the next month's Ordinary Meeting of Council (as Committee Minutes).

**Budget and Organisational Support**

- A relevant Shire employee will attend meetings to provide administrative support including:
  - Preparation and provision of committee agendas and minutes; and
  - Preparation of committee meeting venue, as required.

**Term**

The term of membership for committee members is to coincide with biennial Local Government Councillor Elections and Council's biennial Council Meeting following (where Committee appointments are made).

**Frequency**

Meetings are to be held as required (wherever practical, they should correspond with Shire of Ashburton's Ordinary Council Meeting dates and locations), so as to undertake the task of overseeing the CHUB project.

## 6.2 REFERENCE DOCUMENTS & KEY AGENCIES

Original Reference Documents:

- a) Business Case for Paraburdoo Community Hub (May 2016)
- b) Project Definition Plan (CODA, 6 November 2014)
- c) Opinion of Probable Cost (Donald Cant Watts Corke, November 2014)

Current Reference Documents:

- d) Feedback and Requirements (Project Reference Group, January 2017)
- e) Return Brief (Hodge Collard Preston, February 2017)
- f) Concept Design Plan (Hodge Collard Preston, February 2017)
- g) Indicative Programme (Hodge Collard Preston, 21 February 2017)
- h) Project Manager Status Report (February 2017)



## AGENDA - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 18 JULY 2017

**7. AGENDA ITEMS****7.1 PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING FOR THE MONTH OF JULY 2017**

<b>FILE REFERENCE:</b>	RC42129
<b>AUTHOR'S NAME AND POSITION:</b>	Anika Serer Director Strategic and Economic Development
<b>AUTHORISING OFFICER AND POSITION:</b>	Dale Stewart Acting Chief Executive Officer
<b>NAME OF APPLICANT/RESPONDENT:</b>	Not Applicable
<b>DATE REPORT WRITTEN:</b>	12 July 2017
<b>DISCLOSURE OF FINANCIAL INTEREST:</b>	The author and authorising officer have no financial, proximity or impartiality interests in the proposal.
<b>PREVIOUS MEETING REFERENCE:</b>	Agenda Item 16.2 (Minute No. 170) – Ordinary Meeting of Council 23 May 2017

**Summary**

At the Committee Meeting held on 22 May 2017 the 'Proposed Development Design Report' and 'Development Application Plans' for the Paraburdoo CHUB were presented for consideration, with recommendations for minor changes such as omitting the eastern fence proposed to the new footpath connecting the CHUB with the Primary School.

Following endorsement of the plans, the development application was lodged with the Shire's Planning Department and approval received on 22 June 2017. This has enabled the design to be progressed to 'Contract Documentation' and 'Tender Documentation' stages. The architect attended site on 12 July 2017 to present the Contract Documentation to the Paraburdoo Councillors and review with Officers. Samples were presented of the proposed finishes which are available for public viewing at the Shire's Project Office in Paraburdoo.

The drawings have now been fully designed and engineered inclusive of civil, electrical, hydraulics, architectural, demolition plan, basic landscaping/site plan (detailed landscaping to be provided), specifications, fittings and colour schemes. The full set of 'Pre-Tender Plans' is provided for Committee consideration and recommendation under confidential cover, as these are the proposed designs to be issued with the Tender documentation and not for external distribution.

## AGENDA - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 18 JULY 2017

Due to the size and complex nature of the drawings, the most relevant (such as site, architectural, specifications) will be provided in hard copy for further review at the Committee Meeting.

**CONFIDENTIAL ATTACHMENT 7.1A  
TO BE PROVIDED UNDER SEPARATE COVER**

### Background

A Memorandum of Understanding was signed by Shire of Ashburton and Rio Tinto in July 2012, creating a long term partnership to work together to revitalise existing and develop new civic, sporting and community facilities and programs in the towns that Rio Tinto has a significant presence. The Paraburdoo CHUB project has been a primary focus of that partnership.

A business case was endorsed by Council at its Ordinary Meeting of Council on 26 April 2016, including a concept design providing the following scope:

- New multipurpose hall suitable for recreation and emergency shelter;
- Swimming pool facility upgrades (change rooms, first aid, office, kiosk);
- New facilities to support oval users including change rooms, first aid, equipment storage, club room, kitchen, bar, spectator outdoor viewing;
- Gym;
- Refurbish existing sports hall for neighbourhood centre, toy library, playgroup, squash courts;
- Upgrades to Lesser Hall; and
- External works (landscaping, carpark, footpaths) to improve connectivity and activation.

The project is budgeted to cost \$15.6 million which is funded by Rio Tinto (\$6 million), Royalties for Regions (\$5 million) and Shire of Ashburton (\$4.6 million). The funding agreements executed with Department of Regional Development (DRD) and Rio Tinto include specific requirements for project management and variation control. In particular there are requirements to:

- *“Establish a Project Reference Group...to provide continuous monitoring of the Project (during the scoping and construction phases of the Project) with representation from Rio Tinto and other key stakeholders, with the primary objective of ensuring key deliverables are achieved in line with the needs and expectations of the Parties, other stakeholders and the wider community and expenditure incurred consistent with the Project Budget; and*
- *Consult with and consider the recommendations of the Project Reference Group through the scoping and construction phases of the Project, to ensure that it has addressed all key issues prior to making or implementing any key commitments. The Shire of Ashburton must give written reasons to the Project Reference Group (which may be further referred to the Partnership Governing Committee under the MOU for consideration), if it objects to any of the recommendations made by the Project Reference Group” (Rio Tinto).”*

*“The Recipient shall establish and maintain for the duration of the Project a Project Steering Committee (PSC) and Project Reference Group (PRG) and ensure the Pilbara Development Commission is represented on both Groups. The Recipient shall ensure the PSC and PRG meet regularly (not less than two [2] times per calendar year to report on Project Milestones (achievements, impediments, risks and solutions) and Funding.” (Dept. of Regional Development).”*

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At the February 2017 Ordinary Meeting of Council it resolved to appoint a Committee of Council to oversee the Paraburdoo Community Hub (CHUB) project, and report back to Council with recommendations. The Committee is comprised of Councillors White, Rumble and Lynch. The Committee does not have Delegation and will report to Council with recommendations on proposed changes to the Paraburdoo CHUB project as required.

**Comment**

The following changes were incorporated into the 'Pre-Tender Documentation' plans in response to feedback received from the Committee, internal departments (Infrastructure, Planning, Facility Manager), architect and the community user groups:

- New backwash tank for pool designed (existing tank must be relocated);
- Door access to the toy library – incorporate 'stable door' for top to open independently;
- Delete automatic door to rear of Op Shop (to be manual sliding door);
- Delete construction of footpath from CHUB carpark to rear of Youth Centre (between Sports Hall and Bowling Club) – addition of streetlighting to existing footpath south of bowls club;
- Review of proposed appliances, fittings and specifications – compare to other new facilities such as Onslow Pool and Shire Complex for consistency in Shire assets and operations;
- Detail provided on proposed ceiling/wall/floor finishes, light fittings, hydraulics, appliances etc as well as proposed colour schemes;
- Seating arrangements for the oval viewing terrace and surrounds to be defined as at the time of this report.

The Status Report for the month of June outlining key activities and milestones for the project is included at **ATTACHMENT 7.1B**.

**Consultation**

Acting Chief Executive Officer  
Committee Members

**Statutory Environment**

Local Government Act 1995 – Subdivision 2 – Committees and their meetings  
S5.20: Decisions of Councils and Committees  
S.22: Minutes of Council and Committee meetings

**Financial Implications**

The latest drawings have been reviewed by the Quantity Surveyor, resulting in the following proposed adjustments to budget:

Item	Current Budget	Adjustment	New Budget
Refurbish Neighbourhood Centre	\$2,247,500	(\$232,500)	\$2,015,000
Multipurpose Centre	\$8,649,000	\$341,000	\$8,990,000
Outdoor Sports Court	\$295,000		\$295,000
Softball Diamond Permanent Net	\$90,000		\$90,000
Storage (convert clubrooms)	\$83,250		\$83,250
Lesser Hall	\$40,000		\$40,000

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Swimming Pool (outdoor amenities)	\$160,332		\$160,332
External Works	\$1,209,000	\$61,000	\$1,270,000
External Services	\$604,500	\$140,500	\$745,000
Design Allowance	\$232,500	(\$232,500)	\$0
Construction Allowance	\$620,000		\$620,000
Escalation	\$0		\$0
Professional Fees	\$931,000		\$931,000
Preliminary Design Work	\$84,495		\$84,495
FFE	\$250,000		\$250,000
Allowance Power Supply (PS)	\$150,000		\$150,000
<b>Total</b>	<b>\$15,646,577</b>	<b>\$77,500</b>	<b>\$15,724,077</b>
<b>Current Approved Budget</b>	<b>\$15,736,066</b>		
<b>Overall Impact</b>	<b>(\$89,489)</b>		<b>(\$11,989)</b>

The cost estimate has taken into account the fully developed drawings and adjusted design contingency to 'nil'. Other cost adjustments were due to revisions to architectural design, electrical services, mechanical services and hydraulic services. A \$150,000 provisional sum has also been allocated to the design and connection of power to the sites. Taking this into consideration, there is currently an estimated budget saving of ~ \$12,000.

### Strategic Implications

Shire of Ashburton 10 Year Community Strategic Plan 2017-2027

Goal 4 – Quality Services and Infrastructure

Objective 1 – Quality Public Infrastructure

### Risk Management

At the March Committee Meeting it was noted that possession of the site is anticipated to be handed to the Contractor around 2 October 2017, following the tender submission and award at the end of September.

The annual public swimming pool season traditionally starts from 1 October each year, closing at the end of April. In order to construct the new multipurpose centre, the existing swimming pool facilities (change rooms, first aid, office, etc) will need to be demolished, and the existing plant run from a temporary power source.

Contractors will be requested to include a methodology/cost option in the construction tender submissions which mitigate any impact on the public pool season. HCP has undertaken further investigation of the risks and opportunities associated with requiring the pool to be accessible to the public for the 17/18 season and has identified the following:

1. Timeframe for the pool facility demolition will impact any ability to open the pool to the public (ie if contractors determine that it must be demolished at commencement of project);
2. Potential cost of temporary facilities not budgeted in the CHUB Project and will require separate consideration if required;

## AGENDA - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 18 JULY 2017

3. Health Department regulations for public pool safety and minimum requirements may prevent operation due to proximity of Stage 1 construction;
4. Risk to public health in the event of power supply outages, disconnection of other services, dirt/dust ingress from construction site, safety of public in proximity to the construction site;
5. Accessibility to the pool restricted during construction eg excavation of trenches for new underground services, construction equipment and material storage, concrete pours, etc.

The full report, potential staging diagram, and construction timeline for each option (closing the pool vs pool open all season) are provided at **ATTACHMENT 7.1C**. Due to the apparent complexity associated with maintaining the open pool season, the architect recommends that the Tenderers are requested to submit a price for this option but that it is not mandatory (ie a Tender submission will not be rejected if the two price options are not provided, should the contractor not feel it is possible to meet the requirements for the pool to remain open during the season).

Due to the short timeframe between review of tender submissions (and provision of potential mitigation options for the public swimming pool season), award of tender and commencement of construction, any impact on the pool season will not be known until around a week before it is expected to open. The Committee and Council was requested to consider the strong possibility that the season will be impacted, either partly or in its entirety, and support early communication to the public to enable expectations to be managed and alternative activities (if any) considered.

The Project Team will continue to work closely and formalise communication regarding the potential impact to the season over the coming months.

**Policy Implications**

ELM10 Financial Sustainability Policy

ENG09 Asset Management Policy

**Voting Requirement**

Simple Majority Required

**Officers Recommendation**

That the Paraburdoo Community Hub (CHUB) Committee recommend to Council that:

That with respect to the Paraburdoo Community Hub Project, Council::

1. Endorse the 'Pre-Tender Plans' prepared by Hodge Collard Preston for the Paraburdoo Community Hub as attached; and
2. Approve the proposed adjustment to budget as outlined in this report, noting that there will be an estimated \$12,000 surplus to current approved budget; and
3. Authorise the approved plans to be issued in a Request for Tender for Construction, noting that Tenderers will be requested to submit an alternative price and methodology to keep the Paraburdoo Swimming Pool open throughout the 17/18 season but this will not be a mandatory price submission.

AGENDA - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 18 JULY 2017

**8. NEXT MEETING**

The next Paraburdoo Community Hub (CHUB) Committee meeting will be held at a time to be determined.

**9. CLOSURE OF MEETING**

There being no further business to discuss the Presiding Person closed the meeting at \_\_\_\_ pm.

MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING  
22 MAY 2017

ATTACHMENT 16.2  
SEPARATE COVER



**SHIRE OF ASHBURTON  
PARABURDOO COMMUNITY HUB (CHUB)  
COMMITTEE MEETING**

**MINUTES**

**Council Chamber, Onslow Shire Complex,  
Second Avenue, Onslow  
22 May 2017**

MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING  
22 MAY 2017

ATTACHMENT 16.2  
SEPARATE COVER

**SHIRE OF ASHBURTON**

**PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING**

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MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING  
22 MAY 2017

ATTACHMENT 16.2  
SEPARATE COVER

## 1. DECLARATION OF OPENING

The Presiding Person declared the meeting open at 3.31 pm.

### 1.1 ACKNOWLEDGEMENT OF COUNTRY

As representatives of the Shire of Ashburton Council, we respectfully acknowledge the local Indigenous people, the traditional custodians of this land where we are meeting upon today and pay our respects to them and all their elders both past and present.

## 2. ATTENDANCE

### 2.1 PRESENT

#### Members

Cr L Rumble

Cr K White

Cr M Lynch

Paraburdoos Ward (Presiding Person)

Onslow Ward

Tom Price Ward

#### Staff

Mr D Stewart

Ms A Serer

Ms J Smith

Mrs M Lewis

Acting Chief Executive Officer

Executive Manager, Strategic & Economic  
Development

Executive Officer

CEO & Councillor Support Officer

### 2.2 APOLOGIES

There were no apologies.

### 2.3 APPROVED LEAVE OF ABSENCE

There were no Councillors on approved leave of absence.

## 3. ANNOUNCEMENT OF VISITORS

There were no visitors in attendance.

## 4. DECLARATION BY MEMBERS

### 4.1 DUE CONSIDERATION BY COUNCILLORS TO THE AGENDA

Councillors Rumble, White and Lynch noted that they had given due consideration to all matters contained in the Agenda presently before the meeting.

MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING  
22 MAY 2017

ATTACHMENT 16.2  
SEPARATE COVER

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### **NOTES ON DECLARING INTERESTS (FOR YOUR GUIDANCE)**

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3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
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MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING  
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SEPARATE COVER

6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The **only** exceptions are:
- 6.1 Where the Councillor discloses the **extent** of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the Local Government Act; or
- 6.2 Where the Minister allows the Councillor to participate under s.5.69(3) of the Local Government Act, with or without conditions.

**Declarations of Interest provided:**

Item Number/ Name	Type of Interest	Nature/Extent of Interest
		There were no declaration of interests provided.

**5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**5.1 PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING HELD ON 26 APRIL 2017**

<p><b>Officers Recommendation and Committee Decision</b></p>	
<p><b>MOVED:</b> Cr K White</p>	<p><b>SECONDED:</b> Cr M Lynch</p>
<p><b>That the Minutes of the Paraburdoo Community Hub (CHUB) Committee Meeting held on 26 April 2017, be confirmed as a true and accurate record.</b></p>	
<p><b>CARRIED 3/0</b> <b>Crs Rumble, White and Lynch voted for the motion</b></p>	

ATTACHMENT 5.1

**6. REFERENCE**

**6.1 TERMS OF REFERENCE**

**OBJECTIVES**

The Committee is to undertake the task of overseeing the CHUB project and to make recommendations to Council as per the Roles and Responsibilities outlined in (a) to (f) below.

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ATTACHMENT 16.2  
SEPARATE COVER

### **ROLES AND RESPONSIBILITIES**

The Committee is to undertake the task of overseeing the CHUB project and to make recommendations to Council on:

- a) Updated designs and reports regarding estimated cost, risk and deliverables;
- b) The register of design changes, including impact to cost / size / scope;
- c) Final documented designs before presentation to Council for endorsement;
- d) Major variations (over \$100,000 in cost, or exceed total budget, or change in scope that effects functionality or purpose of area) for recommendation to Council;
- e) Proposed variations to the terms of the funding agreements (via request to the Project Steering Group);
- f) Requests and feedback from the Project Reference Group; and
- g) Monthly project progress reports and major variation requests during construction.

### **MEETINGS**

#### **Membership**

Membership of the Shire of Paraburdoo Community Hub (CHUB) Committee will be:

- Three (3) Elected Members of the Shire of Ashburton.

Note - Other individuals may attend meetings as guests/observers, with the prior approval of the Presiding Person.

#### **Authority**

The Committee has no delegated authority and the Shire President is to be the Shire's Spokesperson on issues under the Committee's consideration (irrespective of Committee Membership) unless otherwise authorised by the Shire President. Committee's recommendations on proposed changes to the Paraburdoo CHUB project will be presented to the next month's Ordinary Meeting of Council (as Committee Minutes).

#### **Budget and Organisational Support**

- A relevant Shire employee will attend meetings to provide administrative support including:
  - Preparation and provision of committee agendas and minutes; and
  - Preparation of committee meeting venue, as required.

#### **Term**

The term of membership for committee members is to coincide with biennial

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Local Government Councillor Elections and Council's biennial Council Meeting following (where Committee appointments are made).

**Frequency**

Meetings are to be held as required (wherever practical, they should correspond with Shire of Ashburton's Ordinary Council Meeting dates and locations), so as to undertake the task of overseeing the CHUB project.

**6.2 REFERENCE DOCUMENTS & KEY AGENCIES**

Original Reference Documents:

- a) Business Case for Paraburdoo Community Hub (May 2016)
- b) Project Definition Plan (CODA, 6 November 2014)
- c) Opinion of Probable Cost (Donald Cant Watts Corke, November 2014)

Current Reference Documents:

- d) Feedback and Requirements (Project Reference Group, January 2017)
- e) Return Brief (Hodge Collard Preston, February 2017)
- f) Concept Design Plan (Hodge Collard Preston, February 2017)
- g) Indicative Programme (Hodge Collard Preston, 21 February 2017)
- h) Project Manager Status Report (February 2017)

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## 7. AGENDA ITEMS

### 7.1 PARABURDOO COMMUNITY HUB PROJECT UPDATE

MINUTE: 173

FILE REFERENCE: RC42129

#### Comment

#### Updated Designs and Reports Regarding Estimated Cost, Risk and Deliverables

At the Committee Meeting held on 26 April 2017 the 'Schematic Design' and supporting report for the Paraburdoo CHUB was presented for consideration. Ana Kovacevic from Hodge Collard Preston Architects (HCP) presented to Committee and Council, providing an update on the overall design development, risks and timeline.

In accordance with feedback received from the Committee, and subsequently endorsed by Council, HCP has progressed the Schematic Design stage to 'Development Approval'. This stage develops the plan and report to a level sufficient to lodge an application for Development Approval, including major external and internal design elements. A copy of the report and plans are provided for information (**ATTACHMENT 7.1A and 7.1B**).

The application was lodged with the Shire's Planning Department on 9 May 2017. The application will be advertised for public comment and referred to internal departments before a recommendation is made to Council. It is envisaged that this process will be completed by the end of June 2017.

The current Project Budget remains unchanged from April 2017:

Item	Original Budget	Adjustment	Current Budget
Repurpose Sports Hall	\$ 2,074,575	\$95,425	\$2,170,000
Multipurpose Centre	\$ 7,592,775	\$1,397,225	\$8,990,000
Outdoor Sports Court	\$ 295,000		\$295,000
Softball Diamond Net	\$ 90,000		\$90,000
Storage (convert clubrooms)	\$ 83,250		\$83,250
Lesser Hall	\$ 40,000		\$40,000
Swimming Pool (outdoor amenities)	\$ 160,332		\$160,332
External Works	\$ 472,200	\$581,800	\$1,054,000
External Services	\$ 885,000	(\$389,000)	\$496,000
Design Allowance	\$ 581,867	(\$194,367)	\$387,500
Construction Allowance	\$ 610,961	\$9,039	\$620,000
Escalation	\$ 384,905	(\$384,905)	\$0
Professional Fees	\$ 930,988	\$12	\$931,000

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Preliminary Design Work	\$ 84,213		\$84,213
FFE	\$ 250,000		\$250,000
Allowance Power Supply	\$ 0	\$150,000	\$150,000
<b>Proposed Impact</b>	<b>\$ 14,536,066</b>	<b>\$1,265,229</b>	<b>\$15,801,295</b>
<b>Additional Funds from SoA</b>	<b>(\$1,200,000)</b>	<b>\$65,229</b>	

The cost estimate will continue to be refined as further 'unknowns' are investigated such as geotechnical conditions, selection of construction materials, etc.

### Register of Design Changes

The following changes were incorporated into the 'Development Approval' plans in response to feedback received from the Committee, internal departments (Infrastructure, Planning, Facilities) and the community user groups:

- Ceiling in gym raised by 200mm to 3000mm above FFL;
- UAT and store room locations swapped in the Gym;
- Sliding door added to Op Shop;
- Tea Prep relocated;
- Centrelink booth location designated;
- Operable wall added between Group Room and Plat Group;
- Outdoor storage space designated for Play Group;
- Gate and fence added in front of external entry to Play Group;
- External bin store added on the south side of the building adjacent to the car park to cater for 3 x 1100m<sup>3</sup> bins.

There are no noted impacts to the budget or scope.

Infrastructure Services has noted that the proposed footpath to be constructed north-south to connect the primary school to the CHUB may have safety concerns if fenced on both sides (becoming a 'tunnel'). It is suggested that the eastern fence (basketball court side) is omitted from the design to create an open space with better circulation and access to that court.

### Status Report

The Status Report for the month of April 2017 outlining key activities and milestones for the project is included at **ATTACHMENT 7.1C**.

### Risk

At the March Committee Meeting it was noted that possession of the site is anticipated to be handed to the Contractor around 2 October 2017, following the tender submission and award at the end of September.

The annual public swimming pool season traditionally starts from 1 October each year, closing at the end of April. In order to construct the new multipurpose centre, the existing swimming pool facilities (change rooms, first aid, office, etc) will need to be demolished, and the existing plant run from a temporary power source.



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Contractors will be required to include a methodology/cost option in the construction tender submissions which mitigate any impact on the public pool season. HCP has identified a potential construction methodology (page 10 of the report) which indicates that there is a possibility the pool side construction could be delayed until April 2018, however the following risks have been identified to its successful implementation:

1. Timeframe for the pool facility demolition will impact any ability to open the pool to the public (ie if contractors determine that it must be demolished at commencement of project);
2. Potential cost of temporary facilities not budgeted in the CHUB Project and will require separate consideration if required;
3. Health Department regulations for public pool safety and minimum requirements may prevent operation due to proximity of Stage 1 construction;
4. Risk to public health in the event of power supply outages, disconnection of other services, dirt/dust ingress from construction site, safety of public in proximity to the construction site;
5. Accessibility to the pool restricted during construction eg excavation of trenches for new underground services, construction equipment and material storage, concrete pours, etc.

Due to the short timeframe between review of tender submissions (and provision of potential mitigation options for the public swimming pool season), award of tender and commencement of construction, any impact on the pool season will not be known until around a week before it is expected to open. The Committee and Council was requested to consider the strong possibility that the season will be impacted, either partly or in its entirety, and support early communication to the public to enable expectations to be managed and alternative activities (if any) considered.

A Project Reference Group meeting was held on 27 April 2017, and the above issue and risk was tabled with the community user groups and stakeholders for information. The Project Team will continue to work closely and formalise communication regarding the potential impact to the season over the coming months.

MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING  
22 MAY 2017

ATTACHMENT 16.2  
SEPARATE COVER

**Officers Recommendation and Committee Decision**

**MOVED: Cr M Lynch**

**SECONDED: Cr K White**

**That the Paraburdoo Community Hub (CHUB) Committee recommend to Council that:**

**That with respect to the Paraburdoo Community Hub Project, Council:**

- 1. Note the contents of the 'Proposed Development Design Report' and 'Development Application Plans' prepared by Hodge Collard Preston for the Paraburdoo Community Hub as attached; and**
- 2. Endorse the minor design changes and recommendation to omit the eastern fence proposed for the new path connecting the school to the CHUB; and**
- 3. Note that an application for Development Approval has been submitted for consideration and advertisement for public comment.**

**CARRIED 3/0**

**Crs Rumble, White and Lynch voted for the motion**

**8. NEXT MEETING**

The next Paraburdoo Community Hub (CHUB) Committee meeting will be held at a time to be determined.

**9. CLOSURE OF MEETING**

There being no further business to discuss the Presiding Person closed the meeting at 3.50 pm.

# PARABURDOO COMMUNITY HUB PROJECT STATUS REPORT: JUNE 2017



Prepared by: Anika Serer  
Director, Strategic and Economic Development

**1. PREVIOUS BUDGET FORECAST (May 2017)**

<b>Item</b>	<b>Budget</b>	<b>Committed Expenditure</b>	<b>Expenditure to Date</b>
Indoor Sports Hall (Refurbish/ Neighbourhood Centre)	\$2,247,500		
Multipurpose Centre	\$8,649,000		
Outdoor Sports Court	\$295,000		
Softball Diamond Permanent Net	\$90,000		
Storage (convert clubrooms)	\$83,250		
Lesser Hall	\$40,000		
Swimming Pool (outdoor amenities)	\$160,332		
External Works	\$1,209,000		
External Services	\$604,500		
Design Allowance	\$232,500		
Construction Allowance	\$620,000		
Escalation	\$0		
Professional Fees	\$931,000	\$ 154,073	\$ 277,652
Preliminary Design Work	\$84,495		\$ 84,495
FFE	\$250,000		
Allowance Power Supply (provisional sum, subject to confirmation of requirements)	\$150,000		
<b>Total</b>	<b>\$15,646,577</b>	<b>\$ 187,472</b>	<b>\$ 362,147</b>
<b>Approved Budget</b>	<b>\$ 15,736,066</b>	<b>Difference: (\$89,489)</b>	

**Current Budget Forecast:**

Item	Budget	Adjustment	New Budget
Indoor Sports Hall (Refurbish/ Neighbourhood Centre)	\$2,247,500	(\$232,500)	\$2,015,000
Multipurpose Centre	\$8,649,000	\$341,000	\$8,990,000
Outdoor Sports Court	\$295,000		\$295,000
Softball Diamond Permanent Net	\$90,000		\$90,000
Storage (convert clubrooms)	\$83,250		\$83,250
Lesser Hall	\$40,000		\$40,000
Swimming Pool (outdoor amenities)	\$160,332		\$160,332
External Works	\$1,209,000	\$61,000	\$1,270,000
External Services	\$604,500	\$140,500	\$745,000
Design Allowance	\$232,500	(\$232,500)	\$0
Construction Allowance	\$620,000		\$620,000
Escalation	\$0		\$0
Professional Fees	\$931,000		\$931,000
Preliminary Design Work	\$84,495		\$84,495
FFE	\$250,000		\$250,000
Allowance Power Supply (PS)	\$150,000		\$150,000
<b>Total</b>	<b>\$15,646,577</b>	<b>\$77,500</b>	<b>\$15,724,077</b>
<b>Current Approved Budget</b>	<b>\$15,736,066</b>		
<b>Overall Impact</b>	<b>(\$89,489)</b>		<b>(\$11,989)</b>

**Approved Funding Sources:**

Source	Total Approved	Total Received
Shire of Ashburton	\$ 4,596,066	-
Rio Tinto	\$ 6,140,000	\$1,140,000*
Royalties for Regions	\$ 5,000,000	\$1,000,000
<b>Total</b>	<b>\$15,736,066</b>	

\* \$140,000 of the funding received to date was previously paid by RTIO for CHUB design/preliminary works in the previous Childcare Centre funding agreement.

\*\* RTIO has also committed \$2.5 million over five years to operating costs upon completion

## 2. SNAPSHOT OF ACTIVITIES

- Recruitment for Project Manager commenced in December, readvertised February 2017 – readvertised May;
- Project Reference Group (community user groups and stakeholders) ongoing feedback received from plans presented in April, working through various requests with user groups such as location of power points etc;
- Application for Development Approval approved 22 June 2017;
- Design Development pack issued by HCP 22 May 2017 for internal review (detailed designs, civil, electrical, hydraulic, etc) – feedback provided to architect;
- Specifications developed such as tap fittings, air-conditioners, ovens, light fittings, ceilings etc
- Contract Documentation received from architect 30 June 2017– meeting arranged with architects and Paraburdoo Councillors on site in July to review and discuss.

## 3. UPCOMING APPROVALS AND MILESTONES

Milestone	Timeframe	Brief Description
Land Tenure	June/July COMPLETE	Pool and oval are on separate reserves, amalgamation underway to allow building to be constructed over existing boundary
Design Development	March COMPLETE	HCP issued Draft Concept Design Report for review and feedback
	April COMPLETE	Schematic design to be developed and issued for review – due April
	May COMPLETE	Detailed design including engineering, civils etc has been issued in draft form for review
Services/Headworks	June IN PROGRESS	Rio Tinto Utilities have met on site, sewer location to be investigated and possible relocation (project cost) subject to design
Construction Tender	June/July IN PROGRESS	Issue RFT for construction – 4 weeks proposed after documentation approved by Council at July OCM
Tender Assessment	August September	Assess Construction Tender submissions - 1 week Award of Contract
'Turning of the Sod'	October	Stakeholder ceremony & formal kickoff
Building Licence	October 2017	
Contractor Mobilise to site	October 2017	Contractor mobilise and set up Demolition
Construction Commence	October 2017	
Practical Completion	October 2018	Certificate of Occupancy, Inspections & Handover
Opening & Operation	Mid-late October 2018	

#### 4. RISK

- **DESIGN DEVELOPMENT APPROVALS**

- HCP has reviewed the program to allow two weeks for Council review and approval of significant design development stages. This has extended the Practical Completion date from 29 June 2018 to 18 October 2018 – the 2018 Summer Pool Season will therefore be impacted by several weeks (historically opens on 1 October 2018).
- The current proposed program for construction of the multipurpose centre and refurbishment of the sports hall is attached. Possession of the site is anticipated to be handed to the Contractor around 2 October 2017, following the tender submission and award at the end of September.

The annual public swimming pool season traditionally starts from 1 October each year, closing at the end of April. In order to construct the new multipurpose centre, the existing swimming pool facilities (change rooms, first aid, office, etc) will need to be demolished, and the existing plant run from a temporary power source.

It is proposed that Tenderers be invited to submit an alternative price and methodology which requires the public pool to remain open during the 17/18 season. The Staged Construction Program for both options (pool closed vs pool open) is attached for information, along with identified risks and considerations. Due to the extent of 'unknowns' surrounding the Pool Option Open, it is not proposed to make this option a mandatory component of the Tender Submission ie a Tenderer may choose not to submit a price and methodology for this option if they do not feel capable of fulfilling the requirements.

Due to the short timeframe between review of tender submissions (and provision of potential mitigation options for the public swimming pool season), award of tender and commencement of construction, any impact on the pool season will not be known until around a week before it is expected to open. The Committee and Council is requested to consider the strong possibility that the season will be impacted, either partly or in its entirety, and support early communication to the public to enable expectations to be managed and alternative activities (if any) considered.

- **SOIL CONDITION/GEOTECH**

- Testing has been undertaken – results will inform the footings and construction requirements which may impact budget.

#### 5. RESOURCES AND PROCUREMENT

- Procurement of contractor for service relocation - If required (Rio Tinto Utilities)
- Procurement of contractor for construction of building
- Demolition (separable portion)
- Procurement of contractor for renovation/refurbishment of existing Sports Pavilion
- Project Manager to be recruited/seconded; in the short term the architect's services have been extended to include Tender and contract preparation to ensure adequate resourcing.

**6. COMMUNICATIONS**

- Shire of Ashburton website update
- Project sign (outside the child care centre) to be updated July
- Inside Ashburton article proposed for next edition
- Status Reports
- Ongoing feedback and communication with specific user groups regarding design (particularly the gym, play group and toy library)

**8. OTHER COMMENTS & RECOMMENDATIONS**

N/A

**9. GENERAL 'HEALTH' OF PROJECT**

<b>BUDGET</b>	<b>OnTarget</b> <ul style="list-style-type: none"> <li>• Project is currently on track and confidence in budget is increasing as the design is further detailed and investigations carried out.</li> </ul>
<b>TIMELINE</b>	<b>Program adjusted to October 2018 as agreed at Project Steering Group meeting February 2017.</b>
<b>SCOPE</b>	<b>On Target – rationalisation may be required if budget deficit occurs during further cost reviews but contingency is allocated</b>

Legend:

	On Track
	Emerging Risk/Issue
	Risk requires immediate mitigation / escalation

**10. ATTACHMENTS**

- a) Staged Construction Report and Programs



Job No. 07.17

11<sup>th</sup> July 2017

## **PARABURDOO COMMUNITY HUB**

### **ALTERNATIVE TENDER PRICE - STAGED CONSTRUCTION**

At the request of the Council, an alternative tender price will be sought from the tenderers for staged construction of the Paraburdoo Community Hub in order to maintain operation of the swimming pool in the 2017 / 2018 season. Tenderers will not be required to submit an alternative tender price to be eligible for consideration but must submit a compliant tender.

Those who submit an alternative price will be assessed on the tender price, construction methodology, construction period and other qualitative criteria. Construction period will be a critical assessment criteria as the swimming pool 2018 / 2019 season cannot be interrupted due to commitments already in place.

A proposed Staged Construction Diagram has been provided which includes three stages as follows:

- Stage 1 (October 2017) - includes provision of temporary public and service access to the pool, construction of new backwash tank, demolition of existing backwash tank, demolition of existing storage shed and reconstruction in new location, testing and commissioning of the new backwash tank and existing pool equipment;
- Stage 2 (October 2017 to October 2018) – includes Indoor Sports Court, Gym, Clubroom, Kitchen, Bar, Oval Changerooms & Public Toilets, Karingal Neighbourhood Centre and Car Park;
- Stage 3 (April 2018 to October 2018) – includes new Swimming Pool Facilities, reworks due to staging, Footpaths and Forecourt, Hardstand for Fire Truck and Car Park.

The existing swimming pool and amenities are to remain fully operations during Stages 1 and 2.

There will be some shutdown periods for switching from existing backwash tank to new backwash tank and existing to new service connections.

### **Constructability**

Constructability of the new Multi-Purpose Centre will be significantly hindered with staged construction, due to limited access on the east side of the building which to a certain degree limits the natural flow of trades and works on site. This will be particularly exacerbated due to limited availability of local labour and as the majority of trades will be coming from Perth. It means that some trades will have to mobilize to site numerous times to finish the works in Stage 3. This will be reflected in cost and time.

1

Hodge Collard Preston Architects

Furthermore, there will be temporary works and sacrificial materials required to allow for staged construction. These will be abortive works which will be additional costs.

Construction items for consideration for Staged Construction:

- **Sewer**

Re-direction of the existing Child Care sewer rising main to a new sewer adjacent to the bin store in Stage 3. This will result in abortive works as the plumber will have to come back to finish the drainage.

Existing sewer connection to Stage 3 Pool Change rooms is within Stage 2 zone and will require abortive works to keep the existing sewer active.

Internal building sewer will required to be capped in Stage 2 and then extended when Stage 3 site is available.

Switching from existing to new sewer connection may result in temporary shutdown of the swimming pool.

- **Water Service**

Existing water service will require temporary works to retain the use of the existing plant room and change rooms and to allow new works to commence. Temporary bypass around Hot Water and Filtration Plant area is required.

Internal water service will require capping in Stage 2 and then be extended and reconnected to service Stage 3 when available. Additional isolating valves will be required. Switching from existing to new water service connection may result in temporary shutdown of the swimming pool.

- **Fire Service**

Additional works required to fire service to stage construction and additional valves required to allow required testing in stages.

Temporary fire hydrant services on the western side of the swimming pool building may be requires to ensure fire hydrant coverage to the swimming pool as the existing hydrant on the oval will be blocked off by the construction site. This service will be redundant and abortive when Stage 3 starts.

Switching from existing to new fire service connection may result in temporary shutdown of the swimming pool.

- **Existing Swimming Pool Power Supply**

The existing swimming pool facilities are currently powered via underground submain cable, to existing distribution board within the pool plant room. This cable reticulates from the existing Rio Tinto substation 'T16'.

The existing swimming pool facilities and associated external lighting, power, plant and ancillary buildings must be kept operational, and existing power supply retained at all times.

Power supplies may only be removed in line with demolition works to existing buildings, and any re-cabling works (e.g. to existing external floodlights) must be undertaken prior to removal of existing supplies.

Following commissioning of the new SMSB, and provision of submain cabling to the Pool DB, the existing incoming supply cable may be decommissioned during a short shutdown outside normal operating hours, and the new supply commissioned.

The switching of power supplies may result in temporary shutdown of the swimming pool.

- **Existing Swimming Pool Telephone Lines**

The existing swimming pool facilities have an underground Telstra cabling connection. The location of the existing pits and conduits are within the footprint of the new building.

To avoid interruption to the existing swimming pool operation, the existing Telstra cabling must be maintained until new conduits, pits and cabling can be installed.

Existing communications services may only be removed in line with demolition works to the pool buildings.

Undertake the following:

- Provide new conduits to enable Telstra lines to be diverted around the footprint of the new building
- Liaise and engage Telstra to attend site, provide pits and connect conduits, and divert incoming cabling through the new conduits

On completion of the new comms room and incoming conduits, liaise with Telstra for provision of new lead-ins to the building, and connect new copper cabling to the new Pool facilities.

The switching of telecommunication lines may result in temporary shutdown of the swimming pool.

- **Existing Childcare Telephone Lines**

Similarly to above, existing Childcare Telephone lines are routed through Telstra conduits which are located within the footprint of the new building.

The above Telstra works will impact on the existing Childcare in addition to the swimming pool.

Ensure that existing Childcare services are maintained at all times, until Telstra can attend site to divert the cabling.

The switching of telecommunication lines may result in temporary shutdown of the swimming pool.

- **Existing Sports Pavilion / Neighbourhood Centre Power Supply**

The existing Sports Pavilion contains a Building Main Switchboard, fed via underground cabling from Rio Tinto substation 'T16'.

This BMSB is being retained, and feeds existing areas of the building such as squash courts and club rooms.

Undertake all works to minimise interruption and downtime to existing building users. All disturbing works shall be undertaken outside normal operating hours.

- **Swimming Pool & Plantroom**

When the pool is operational and in use while the construction works are happening, the plantroom and the cal hypo can continue to operate, with increased monitoring of chemicals and water quality.

When the pool is shut down for an extended time, keep the pool filled with water to prevent the pool lifting, but cover to provide protection. Keep the plant running on reduced capacity while work is being done. In the instances when the pool is not being used, the backwash would need to be done once a month or possibly once every three months and there would be no risk of uplift in heavy rain.

### **Complications & Risks**

Staged construction involves complications and risks both for the Building Contractor, as well as the Shire and swimming pool management.

The operation of the swimming pool adjacent to a construction site will pose a number of issues for the Contractor in terms of Occupational, Health and Safety requirements. It will most likely have negative implications on the overall construction period and construction cost.

Pollutants and debris from the construction site will have to be strictly monitored and chemical levels checked on a very frequent basis to ensure water quality is maintained and public health is not compromised.

Furthermore, site safety and fencing will have to be strictly monitored to ensure access to the pool and the construction site is controlled in accordance with the relevant regulations.

The Building Contractor will have to obtain relevant insurances regardless of staged construction, however the Shire may need to investigate if additional insurances are required for the swimming pool due to changed circumstances and higher risks.

It would be highly advisable to forego this option and proceed with demolition of the existing and construction of the new swimming pool facilities as part of the Multi-Purpose Centre without staging to ensure the best tender price and construction period.

There is a considerable construction risk with the staged approach. This may result in the Tenderers not willing to provide an Alternative Tender Price for Staged Construction or including a considerable 'contingency amount' within their tender to cover the associated risks.

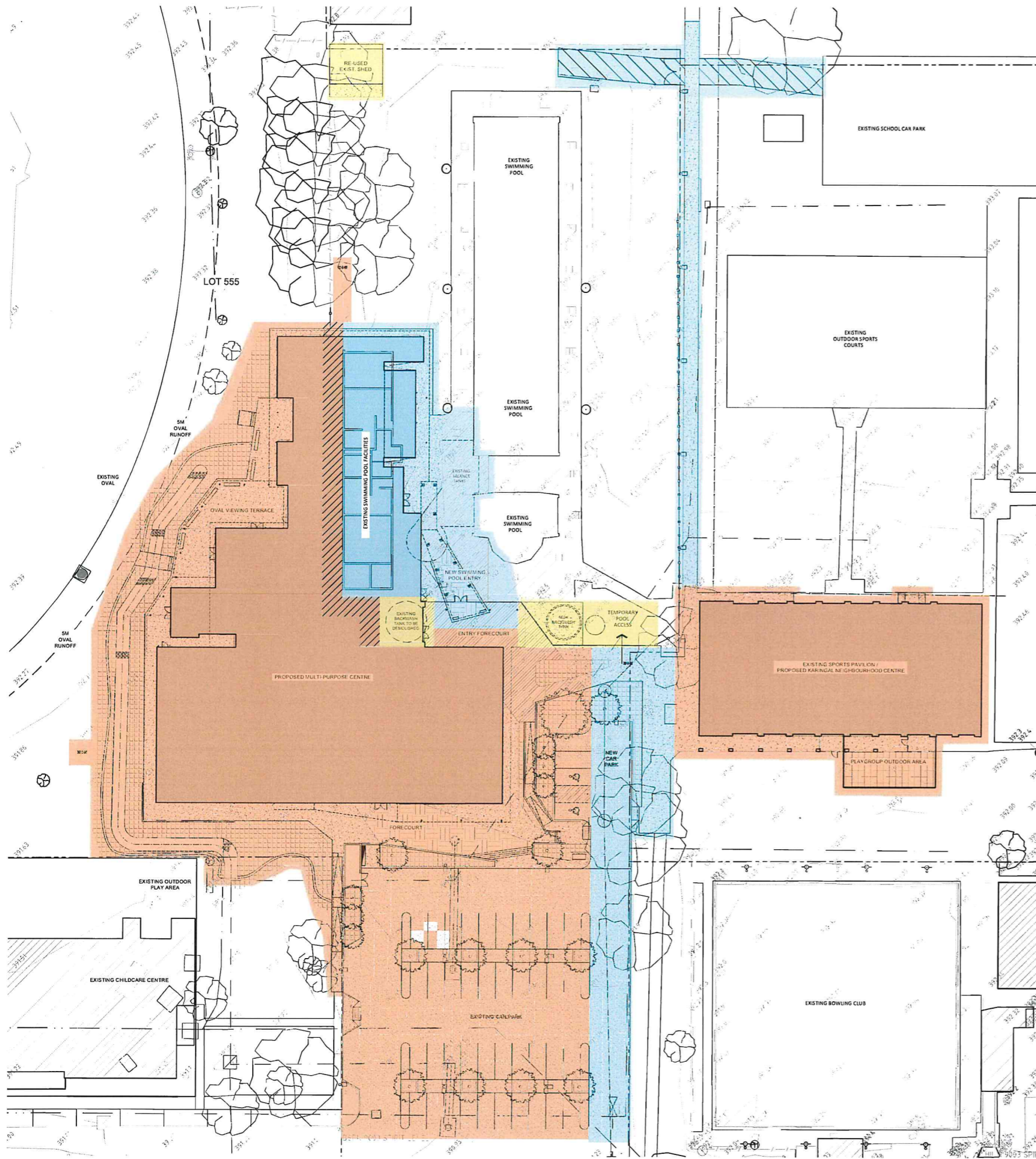
There is also the risk of latent conditions in and around the pool facilities which are currently unknown and may be discovered during construction which ultimately could result in any staged construction being abandoned.

Indicative Construction Programmes have been prepared for both options:

- **Option 1** (no staging – pool closed upon possession of site).
- **Option 2** (Staged)

**Option 1** indicative construction period is 12 months with Possession of Site on 2<sup>nd</sup> October 2017 and Practical Completion on 4<sup>th</sup> October 2018.

**Option 2** indicative construction period is 14 months with Possession of Site on 2<sup>nd</sup> October 2017 and Practical Completion on 23<sup>rd</sup> November 2018. This construction period does not account for any latent conditions which may be found and the impact this may have on the 2018 / 2019 swimming pool season.



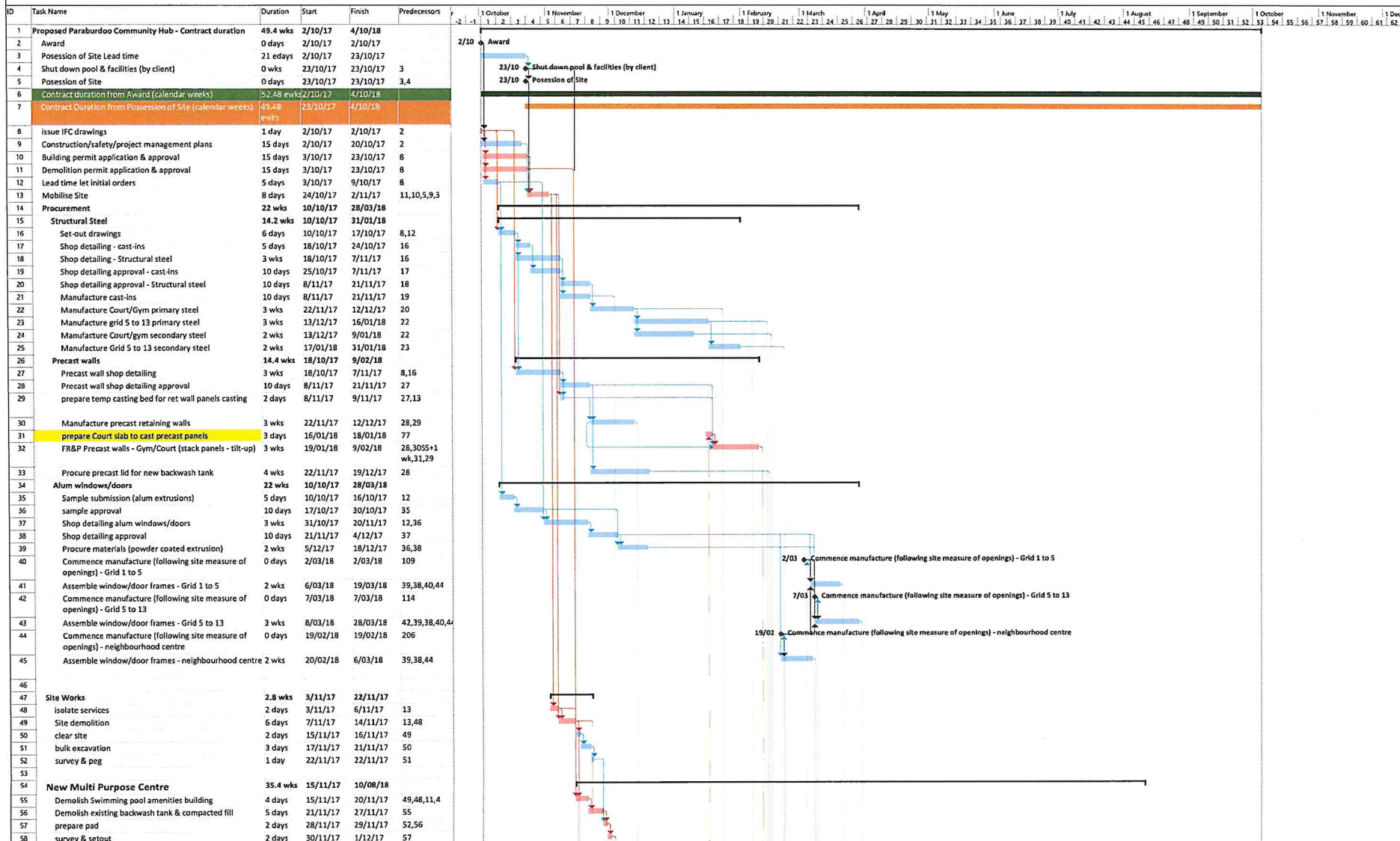
**LEGEND:**

- STAGE 1 (OCTOBER 2017)**
  - SWIMMING POOL TO REMAIN OPERATION DURING STAGE 1 WITH MINIMAL DISRUPTION & DOWNTIME
  - SITE ESTABLISHMENT
  - PARTIAL DEMOTION TO CREATE TEMPORARY POOL ACCESS INCLUDING NEW ACCESS GATE & FOOTPATH
  - DEMOLISH EXISTING SHED WHERE NEW BACKWASH TANK IS TO BE CONSTRUCTED & CONSTRUCT NEW BACKWASH TANK
  - DEMOLISH EXISTING BACKWASH TANK & STEEL COLUMNS & LIFTING BEAM IN FRONT OF POOL CHEMICAL STORE
  - DEMOLISH EXISTING STORAGE SHED & RECONSTRUCT IN NEW LOCATION
  - TEST & COMMISSION NEW BACKWASH TANK & EXISTING POOL EQUIPMENT
  - MINIMAL DOWNTIME DURING BACKWASH TANK SWITCHOVER & TESTING & COMMISSIONING
- STAGE 2 (OCTOBER 2017 - OCTOBER 2018)**  
(SWIMMING POOL TO REMAIN OPERATION DURING STAGE 2)
- STAGE 3 (APRIL 2018 - SEPTEMBER 2018)**
- 3m INTERFACE ZONE**



**ALTERNATIVE TENDER PRICE**

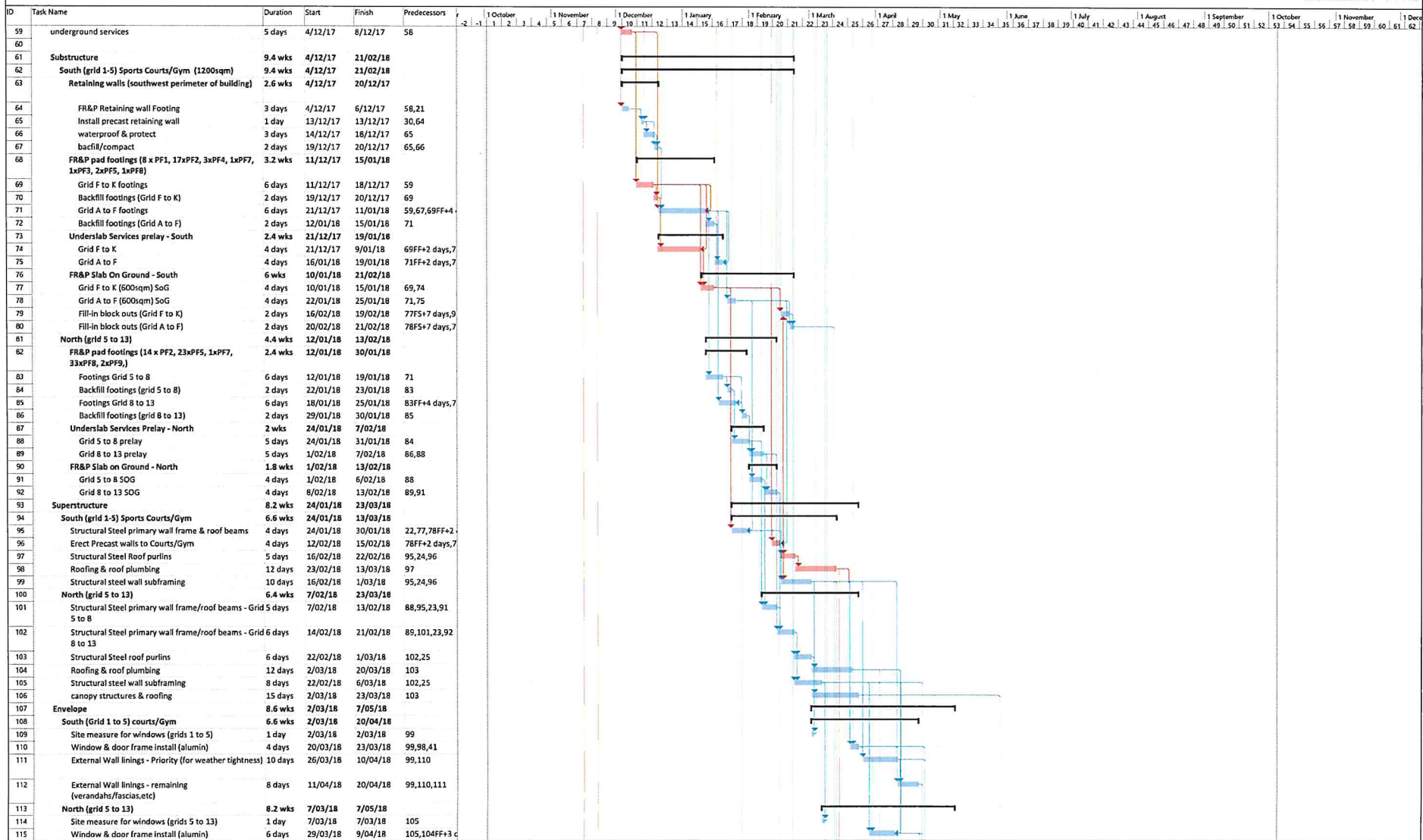
Project <b>PROPOSED PARABURBO COMMUNITY HUB</b>	Drawn <b>STAGED CONSTRUCTION DIAGRAM</b>
Location <b>LOT 555, FORTESCUE PLACE, PARABURDOO</b>	Checked
Hodge Collard Preston ARCHITECTS	Scale <b>07.17</b>
	Date <b>17</b>



Project: Paraburdo CHUB - Indicative Construction Program  
Date: 11/07/17

Task: █ Split █ Milestone ◆ Summary ◆ Deadline ◆ Critical ◆ Critical Split ◆ Progress

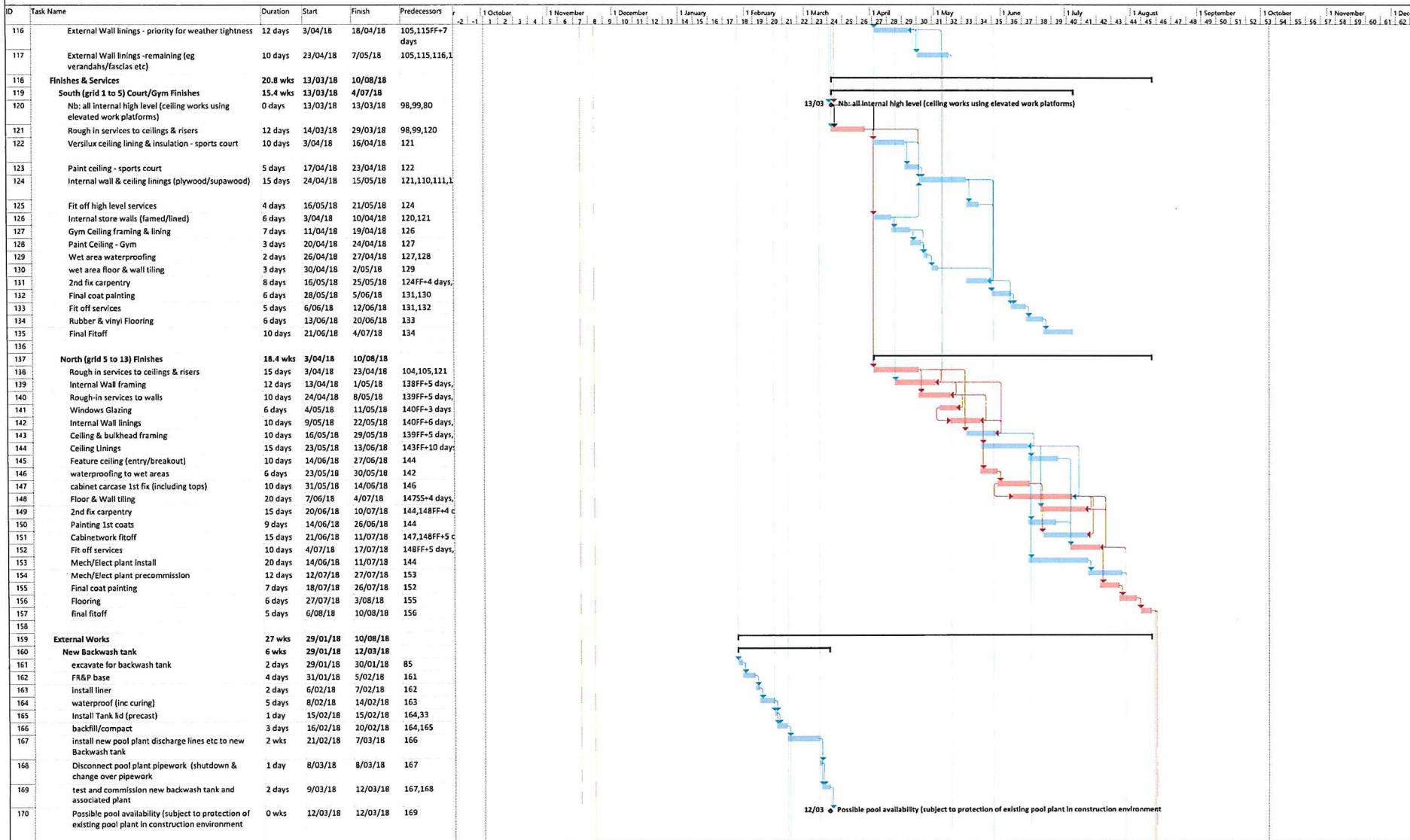
Page 1 of 4 Pages



Project: Paraburdoo CHUB - Indicative Construction Program  
Date: 11/07/17

Task Split Milestone Summary Deadline Critical Critical Split Progress

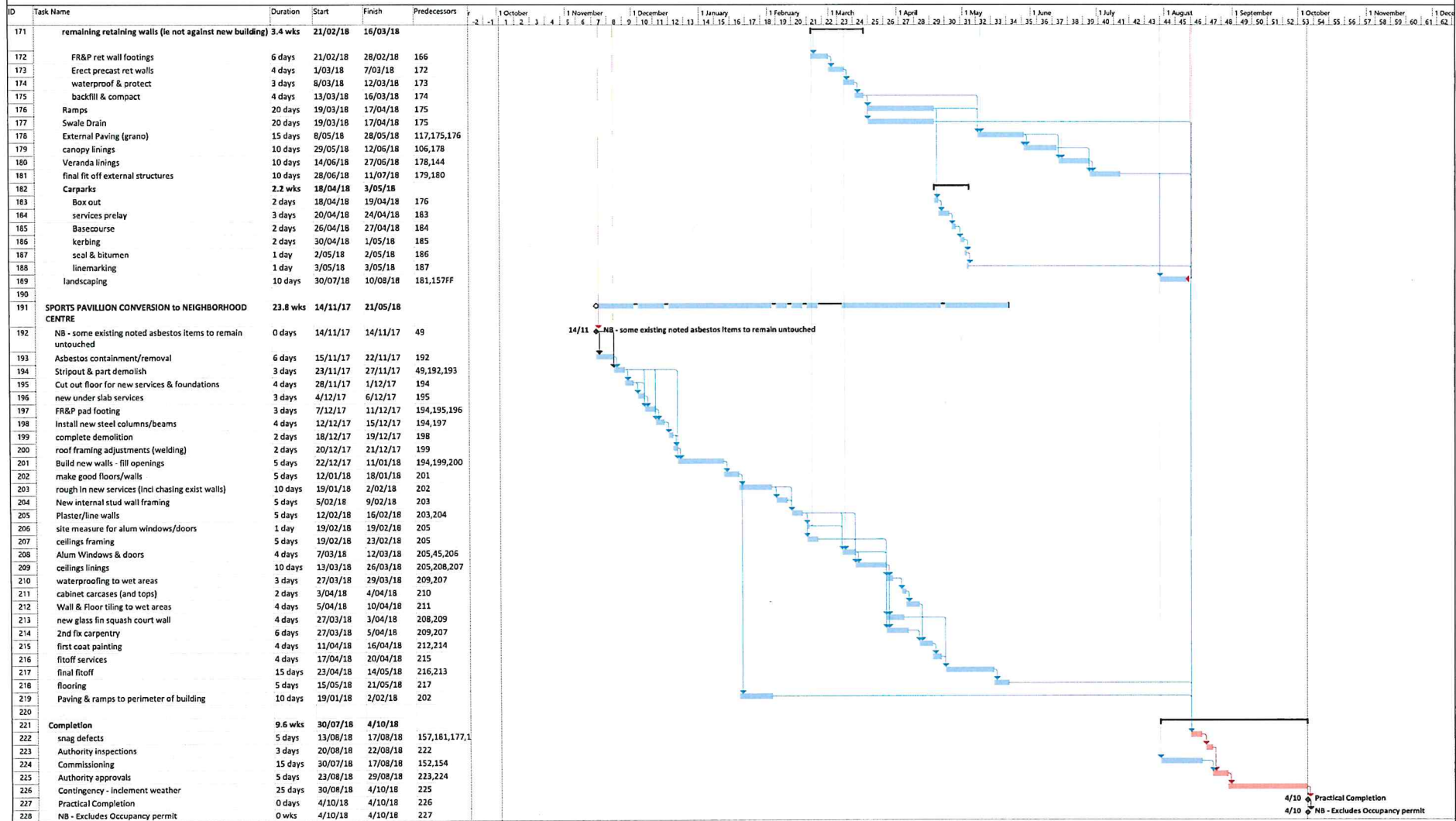




Project: Paraburdoo CHUB - Indicative Construction Program  
Date: 11/07/17

Task █ Split █ Milestone ◆ Summary ▬ Deadline + Critical █ Critical Split █ Progress █

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Project: Paraburdoo CHUB - Indicative Construction Program  
Date: 11/07/17

Task ■ Split ■ Milestone ◆ Summary ▬ Deadline ◆ Critical ▬ Critical Split ▬ Progress ▬