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



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

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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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

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

- 6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The **only** exceptions are:
- 6.1 Where the Councillor discloses the <u>extent</u> 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;

- c) Final documented designs before presentation to Council for endorsement;
- 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;
- 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.

<u>MEETINGS</u>

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)

7. AGENDA ITEMS

7.1 PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING FOR THE MONTH OF JULY 2017

FILE REFERENCE:	RC42129
AUTHOR'S NAME AND POSITION:	Anika Serer Director Strategic and Economic Development
AUTHORISING OFFICER AND POSITION:	Dale Stewart Acting Chief Executive Officer
NAME OF APPLICANT/ RESPONDENT:	Not Applicable
DATE REPORT WRITTEN:	12 July 2017
DISCLOSURE OF FINANCIAL INTEREST:	The author and authorising officer have no financial, proximity or impartiality interests in the proposal.
PREVIOUS MEETING REFERENCE:	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.

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)."

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

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

Swimming Pool (outdoor	\$160,332		\$160,332
amenities)			
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
Total	\$15,646,577	\$77,500	\$15,724,077
Current Approved Budget	\$15,736,066		
Overall Impact	(\$89,489)		(\$11,989)

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;

- 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.

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 ATT

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

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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	Paraburdoo Ward (Presiding Person)
Cr K White	Onslow Ward
Cr M Lynch	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.

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 a Financial 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.
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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.
- 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.

MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 22 MAY 2017 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 **<u>extent</u>** 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

Officers Recommendation and Committee Decision

MOVED: Cr K White

SECONDED: Cr M Lynch

That the Minutes of the Paraburdoo Community Hub (CHUB) Committee Meeting held on 26 April 2017, be confirmed as a true and accurate record.

> CARRIED 3/0 Crs Rumble, White and Lynch voted for the motion

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.

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

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;
- 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

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Budget and Organisational Support

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

Term

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

MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 22 MAY 2017 ATTACHMENT 16.2

SEPARATE COVER

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)

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- 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)

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

ATTACHMENT 16.2 SEPARATE COVER

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.

Item	Original	Adjustment	Current Budget
	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

The current Project Budget remains unchanged from April 2017:

MINUTES - PARABURDOO COMMUNITY HUB (CHUB) COMMITTEE MEETING 22 MAY 2017 ATTACHMENT 16.2

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Additional Funds from SoA	(\$1	,200,000)	\$65,229	
Proposed Impact	\$ 1	4,536,066	\$1,265,229	\$15,801,295
Allowance Power Supply	\$	0	\$150,000	\$150,000
FFE	\$	250,000		\$250,000
Preliminary Design Work	\$	84,213		\$84,213

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:

- o 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;
- o 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 1100m3 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**.

<u>Risk</u>

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.

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

ATTACHMENT 16.2 SEPARATE COVER

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 ATT

Officers Recommendaiton and Committee Decision

ATTACHMENT 16.2 SEPARATE COVER

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

ATTACHMENT 7.1B ATTACHMENT 16.2 SEPARATE COVER

ATTACHMENT 16.2 SEPARATE COVER

1. PREVIOUS BUDGET FORECAST (May 2017)

Item	Budget	 nmitted enditure	Expe Date	nditure to	
Indoor Sports Hall (Refurbish/	\$2,247,500				
Neighbourhood Centre)					
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	\$150,000				
sum, subject to confirmation of requirements)					
Total	\$15,646,577	\$ 187,472	\$	362,147	
Approved Budget	\$ 15,736,066	Diff	erence:	(\$89,489)	

Current Budget Forecast:

Item	Budget	Adjustment	New Budget
Indoor Sports Hall (Refurbish/	\$2,247,500	(\$232,500)	\$2,015,000
Neighbourhood Centre)			
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	\$160,332		\$160,332
amenities)			
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
Total	\$15,646,577	\$77,500	\$15,724,077
Current Approved Budget	\$15,736,066		
Overall Impact	(\$89,489)		(\$11,989)

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
Total	\$15,736,066	

* \$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.

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	

3. UPCOMING APPROVALS AND MILESTONES

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

BUDGET	 OnTarget Project is currently on track and confidence in budget is increasing as the design is further detailed and investigations carried out.
TIMELINE	Program adjusted to October 2018 as agreed at Project Steering
	Group meeting February 2017.
SCOPE	On Target – rationalisation may be required if budget deficit occurs during further cost reviews but contingency is allocated

Legend:

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

10. ATTACHMENTS

a) Staged Construction Report and Programs

11th July 2017

Job No. 07.17

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 <u>cannot</u> 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.

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.

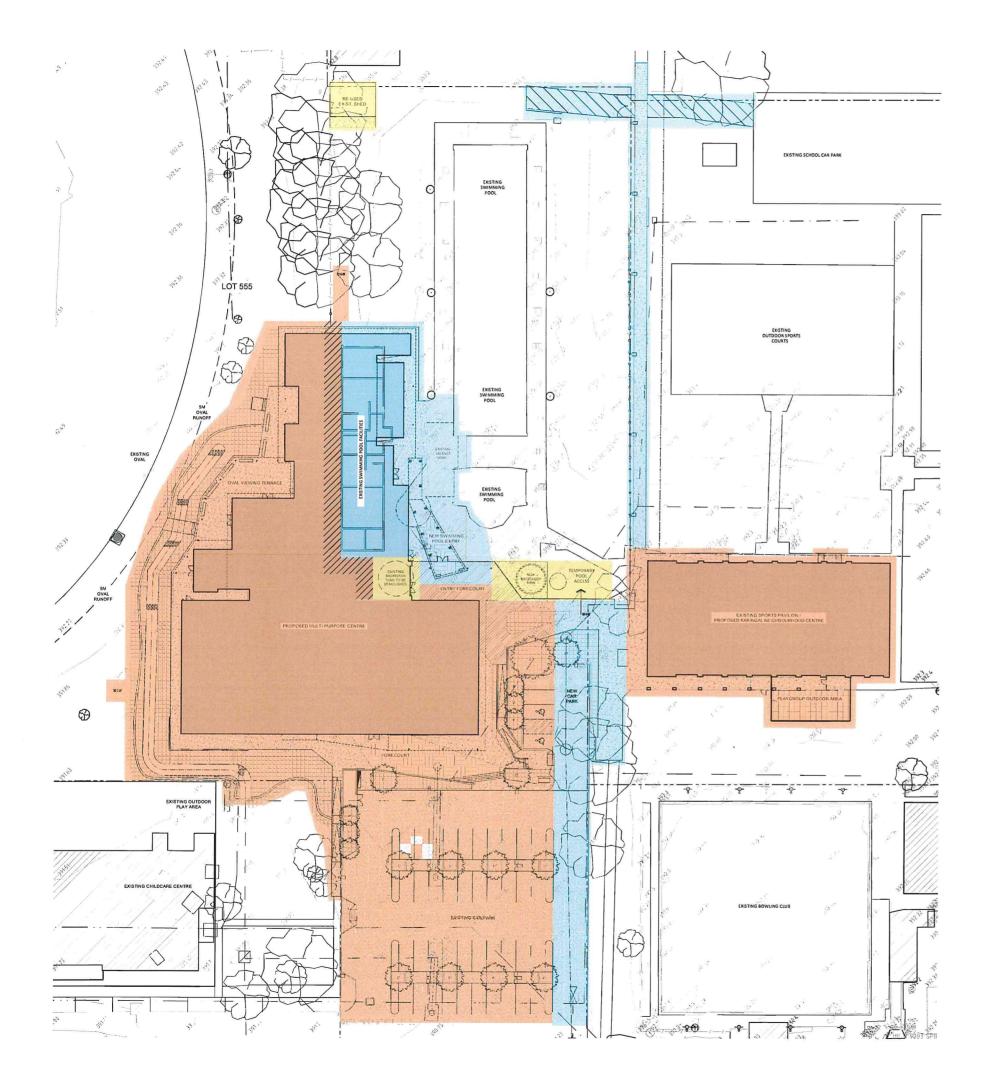
There is also the risk of latent conditions in and around the pool facilities which are currently unknown and may be discovered during construction which ultimately could result in any staged construction being abandoned.

Indicative Construction Programmes have been prepared for both options:

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

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

Option 2 indicative construction period is 14 months with Possession of Site on 2nd October 2017 and Practical Completion on 23rd 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.



- 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 S 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

LEGEND:

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

PROPOSED PARABURBOO COMMUNITY HUB	dro v n	description STAGED		
LOT 555, FORTESCUE PLACE, PARABURDOO	checked	DIAGRAM	CTION	
	scole	dole		
Hodge Collard Preston		Project no 07.17	dag vo	
ARCHITECTS			rev	

ATTACHMENT 7.1C ATTACHMENT 16.2 SEPARATE COVER

PROPOSED PARABURDOO COMMUNITY HUB Hodge Collard Preston INDICATIVE CONSTRUCTION/STAGING PROGRAM - OPTION 1 Task Name Duration Start Finish Predecessors r 11 October || Nevember || Documber || Linuxy || Linux) || Linux| 49.4 wks 2/10/17 4/10/18 1 Proposed Paraburdoo Community Hub - Contract duration 2/10 Award 2 Award 0 days 2/10/17 2/10/17 3 Posession of Site Lead time 23/10/17 21 edays 2/10/17 23/10 Shut down pool & facilities (by client) Shut down pool & facilities (by client) 0 wks 23/10/17 23/10/17 3 4 23/10 Posession of Site 5 Posession of Site 0 days 23/10/17 23/10/17 3,4 6 Contract duration 52.48 e 8 issue IFC drawings 1 day 2/10/17 2/10/17 2 9 Construction/safety/project management plans 15 days 2/10/17 20/10/17 2 10 Building permit application & approval 15 days 3/10/17 23/10/17 8 11 Demolition permit application & approval 15 days 3/10/17 23/10/17 8 12 Lead time let initial orders 3/10/17 9/10/17 5 days 8 2/11/17 11.10.5.9.3 13 Mobilise Site 8 days 24/10/17 14 Procurement 22 wks 10/10/17 28/03/18 Structural Steel 14.2 wks 10/10/17 31/01/18 15 10/10/17 17/10/17 16 Set-out drawings 6 days 8,12 17 Shop detailing - cast-ins 18/10/17 24/10/17 16 5 days Shop detailing - Structural steel 18 3 wks 18/10/17 7/11/17 16 19 Shop detailing approval - cast-ins 10 days 25/10/17 7/11/17 17 20 Shop detailing approval - Structural steel 10 days 8/11/17 21/11/17 18 21 Manufacture cast-ins 10 days 8/11/17 21/11/17 19 22 Manufacture Court/Gym primary steel 22/11/17 12/12/17 20 3 wks 23 13/12/17 16/01/18 22 Manufacture grid 5 to 13 primary steel 3 wks **Z4** Manufacture Court/gym secondary steel 2 wks 13/12/17 9/01/18 22 25 Manufacture Grid 5 to 13 secondary steel 17/01/18 31/01/18 23 2 wks 26 Precast walls 14.4 wks 18/10/17 9/02/18 27 3 wks 18/10/17 7/11/17 8.16 Precast wall shop detailing 10 days 8/11/17 28 Precast wall shop detailing approval 21/11/17 27 29 prepare temp casting bed for ret wall panels casting 2 days 8/11/17 9/11/17 27,13 30 3 wks 22/11/17 12/12/17 28,29 Manufacture precast retaining walls prepare Court slab to cast precast panels 31 16/01/18 18/01/18 77 3 days FR&P Precast walls - Gym/Court (stack panels - tilt-up) 3 wks 19/01/18 9/02/18 28,3055+1 32 wk,31,29 33 4 wks 22/11/17 Procure precast lid for new backwash tank 19/12/17 28 34 Alum windows/doors 22 wks 10/10/17 28/03/18 35 Sample submission (alum extrusions) 5 days 10/10/17 16/10/17 12 36 17/10/17 30/10/17 35 sample approval 10 days 37 3 wks 31/10/17 20/11/17 12,36 Shop detailing alum windows/doors 38 Shop detailing approval 10 days 21/11/17 4/12/17 37 39 Procure materials (powder coated extrusion) 2 wks 5/12/17 18/12/17 36.38 2/03 ce manufacture (following site measure of openings) - Grid 1 to 5 40 Commence manufacture (following site measure of 0 days 2/03/18 2/03/18 109 openings) - Grid 1 to 5 41 Assemble window/door frames - Grid 1 to 5 2 wks 6/03/18 19/03/18 39,38,40,44 42 Commence manufacture (following site measure of 0 days 7/03/18 7/03/18 114 7/03 nce manufacture (following site measure of openings) - Grid 5 to 13 openings) - Grid 5 to 13 43 Assemble window/door frames - Grid 5 to 13 3 wks 8/03/18 28/03/18 42.39.38.40.4 19/02/18 ing site measure of openings) - neigh 44 Commence manufacture (following site measure of 0 days 19/02/18 206 openings) - neighbourhood centre 45 Assemble window/door frames - neighbourhood centre 2 wks 20/02/18 6/03/18 39,38,44 46 47 Site Works 2.8 wks 3/11/17 22/11/17 3/11/17 6/11/17 13 48 isolate services 2 days 49 Site demolition 6 days 7/11/17 14/11/17 13.48 50 2 days 15/11/17 16/11/17 49 clear site 51 17/11/17 21/11/17 50 bulk excavation 3 days 52 survey & peg 1 day 22/11/17 22/11/17 51 53 35.4 wks 15/11/17 10/08/18 54 New Multi Purpose Centre 55 Demolish Swimming pool amenities building 4 days 15/11/17 20/11/17 49,48,11,4 -21/11/17 27/11/17 55 56 Demolish existing backwash tank & compacted fill 5 days 2 days 28/11/17 29/11/17 52,56 57 prepare pad 58 survey & setou 2 days 30/11/17 1/12/17 57 Critical Split Project: Paraburdoo CHUB - Indicative Construction Program Task Split Milestone Summary F 🗂 Deadline 🎐 Critical Progress Date: 11/07/17 Page 1 of 4 Pages

Hodge Collard Preston

PROPOSED PARABURDOO COMMUNITY HUB INDICATIVE CONSTRUCTION/STAGING PROGRAM - OPTION 1



102	sk Name	Duration	Start	Finish	Predecessors 7	1 October 1 November December Lanuary 1 February 1 March 1 April 1 May 1 Juna 1 July 1 August 1 September 1 October 1 November
59	underground services	5 days	4/12/17	8/12/17	58	11 October 11 November 11 December 11 October 11 November 10 Cocober
i0	Substructure	0.4	4/13/13	21/02/10		
			4/12/17	21/02/18		
2	South (grid 1-5) Sports Courts/Gym (1200sqm)	9.4 wks	4/12/17	21/02/18		
3	Retaining walls (southwest perimeter of building)	2.6 wks	4/12/17	20/12/17		
4	FR&P Retaining wall Footing	3 days	4/12/17	6/12/17	58,21	
5	Install precast retaining wall	1 day	13/12/17	13/12/17	30,64	Tr.
6	waterproof & protect	3 days	14/12/17	18/12/17	65	1
7	bacfill/compact	2 days	19/12/17	20/12/17	65,66	
8	FR&P pad footings (8 x PF1, 17xPF2, 3xPF4, 1xPF7, 1xPF3, 2xPF5, 1xPF8)		11/12/17	15/01/18		
9	Grid F to K footings	6 days	11/12/17	18/12/17	59	*
70	Backfill footings (Grid F to K)	2 days	19/12/17	20/12/17	69	
71	Grid A to F footings	6 days	21/12/17	11/01/18	59,67,69FF+4	
72	Backfill footings (Grid A to F)	2 days	12/01/18	15/01/18	71	
73	Underslab Services prelay - South	2 days	21/12/17	15/01/18	1	
73					corr. a to -	
74	Grid F to K	4 days	21/12/17	9/01/18	69FF+2 days,7	
	Grid A to F	4 days	16/01/18	19/01/18	71FF+2 days,7	
76	FR&P Slab On Ground - South	6 wks	10/01/18	21/02/18	. I	
Π	Grid F to K (600sqm) SoG	4 days	10/01/18	15/01/18	69,74	
78	Grid A to F (600sqm) SoG	4 days	22/01/18	25/01/18	71,75	
79	Fill-in block outs (Grid F to K)	2 days	16/02/18	19/02/18	77FS+7 days,9	
80	Fill-in block outs (Grid A to F)	2 days	20/02/18	21/02/18	78FS+7 days,7	
81	North (grid 5 to 13)	4.4 wks	12/01/18	13/02/18		
62	FR&P pad footings (14 x PF2, 23xPF5, 1xPF7, 33xPF8, 2xPF9,)	2.4 wks	12/01/18	30/01/18		
83	Footings Grid 5 to 8	6 days	12/01/18	19/01/18	71	
84	Backfill footings (grid 5 to 8)	2 days	22/01/18	23/01/18	83	
85	Footings Grid 8 to 13	6 days	18/01/18	25/01/18	83FF+4 days,7	
86	Backfill footings (grid 8 to 13)	2 days	29/01/18	30/01/18	83FF+4 days,7 85	
67	Underslab Services Prelay - North	2 days	24/01/18	7/02/18		
88						
	Grid 5 to 8 prelay	5 days	24/01/18	31/01/18	84	
89	Grid 8 to 13 prelay	5 days	1/02/18	7/02/18	86,88	
90	FR&P Slab on Ground - North	1.8 wks	1/02/18	13/02/18	1 I	
91	Grid 5 to 8 SOG	4 days	1/02/18	6/02/18	88	
92	Grid 8 to 13 SOG	4 days	8/02/18	13/02/18	89,91	Tet.
93	Superstructure	8.2 wks	24/01/18	23/03/18		
94	South (grid 1-5) Sports Courts/Gym	6.6 wks	24/01/18	13/03/18		
95	Structural Steel primary wall frame & roof beams	4 days	24/01/18	30/01/18	22,77,78FF+2	
96	Erect Precast walls to Courts/Gym	4 days	12/02/18	15/02/18	78FF+2 days,7	Tart
97	Structural Steel Roof purlins	5 days	16/02/18	22/02/18	95,24,96	
98	Roafing & roof plumbing	12 days	23/02/18	13/03/18	97	
99	Structural steel wall subframing	10 days	16/02/18	1/03/18	95,24,96	
100	North (grid 5 to 13)	6.4 wks	7/02/18	23/03/18		
101	Structural Steel primary wall frame/roof beams - Gr		7/02/18	13/02/18	88,95,23,91	
102	5 to 8 Structural Steel primary wall frame/roof beams - Gr		14/02/18	21/02/18	89,101,23,92	
	8 to 13	a o udys	1-/02/10	£1/02/10	,101,23,72	
103	Structural Steel roof purlins	6 days	22/02/18	1/03/18	102,25	
104	Roofing & roof plumbing	12 days	2/03/18	20/03/18	103	
105	Structural steel wall subframing	8 days	22/02/18	6/03/18	102,25	
106	canopy structures & roofing	15 days	2/03/18	23/03/18	102,25	*
105			2/03/18	7/05/18	-05	
	Envelope	8.6 wks				
108	South (Grid 1 to 5) courts/Gym	6.6 wks	2/03/18	20/04/18		
109	Site measure for windows (grids 1 to 5)	1 day	2/03/18	2/03/18	99	
110	Window & door frame install (alumin)	4 days	20/03/18	23/03/18	99,98,41	
111	External Wall linings - Priority (for weather tightnes) 10 daγs	26/03/18	10/04/18	99,110	
112	External Wall linings - remaining (verandahs/fascias.etc)	8 days	11/04/18	20/04/18	99,110,111	
113	North (grid 5 to 13)	8.2 wks	7/03/18	7/05/18		
113			7/03/18	7/05/18	105	
	Site measure for windows (grids 5 to 13)	1 day				
115	Window & door frame install (alumin)	6 days	29/03/18	9/04/18	105,104FF+3 c	
roject: P	Paraburdoo CHUB - Indicative Construction Program Tas		Cabletown	Split		Milestone 🕈 Summary 🔽 Deadline 🍦 Gritical Critical Split
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Hodge Collard Preston

PROPOSED PARABURDOO COMMUNITY HUB INDICATIVE CONSTRUCTION/STAGING PROGRAM - OPTION 1



Task Name	Duration	Start	Finish	Predecessors r 1 October	1 Normehy 1 Decembry 1 March 1 March 1 March 1 March 1 Normehy 1 March 1 September 1 October 1 Normehy 1
16 External Wall linings - priority for weather tightnes	12 days	3/04/18	18/04/18	105,115FF+7	5. 6. 7. 0. 9. 10. 11. 12. 13. 14. 15. 16. 17. 10. 19. 20. 21. 22. 23. 24. 25. 26. 27. 20. 23. 20. 13. 22. 33. 24. 35. 36. 37. 30. 39. 40. 41. 42. 43. 44. 45. 46. 47. 40. 49. 59. 55. 55. 55. 55. 55. 55. 55. 55. 5
				days	
7 External Wall linings -remaining (eg verandahs/fascias etc)	10 days	23/04/18	7/05/18	105,115,116,1	
16 Finishes & Services	20.8 wks	13/03/18	10/08/18		
19 South (grid 1 to 5) Court/Gym Finishes		13/03/18	4/07/18	and the second	
20 Nb: all internal high level (ceiling works using	0 days	13/03/18		98,99,80	13/03 Nb: all Internal high level (celling works using elevated work platforms)
elevated work platforms)					
21 Rough in services to ceilings & risers	12 days	14/03/18	29/03/18	98,99,120	*****
22 Versilux ceiling lining & insulation - sports court	10 days	3/04/18		121	* man page
23 Paint ceiling - sports court	5 days	17/04/18	23/04/18	122	
24 Internal wall & ceiling linings (plywood/supawood)		24/04/18		121,110,111,1	
		100.000000000			
25 Fit off high level services	4 days	16/05/18	21/05/18	124	
26 Internal store walls (famed/lined)	6 days	3/04/18		120,121	• • • • • • • • • • • • • • • • • • •
27 Gym Ceiling framing & lining	7 days	11/04/18		126	
28 Paint Ceiling - Gym	3 days	20/04/18		127	
29 Wet area waterproofing	2 days	26/04/18		127,128	*
30 wet area floor & wall tiling	3 days	30/04/18		129	
31 2nd fix carpentry	8 days	16/05/18	25/05/18	124FF+4 days,	
32 Final coat painting	6 days	28/05/18	5/06/18	131,130	*
33 Fit off services	5 days	6/06/18		131,132	*
34 Rubber & vinyi Flooring	6 days	13/06/18		133	×
35 Final Fitoff	10 days	21/06/18		134	*****
36	** ants				
I North (grid 5 to 13) Finishes	18.4 wire	3/04/18	10/08/18		
Rough in services to ceilings & risers	15 days	3/04/18	23/04/18	104,105,121	* · · · · · · · · · · · · · · · · · · ·
Internal Wall framing	12 days	13/04/18	1/05/18	138FF+5 days,	
140 Rough-in services to walls	10 days	24/04/18	8/05/18	139FF+5 days,	±
140 Rough-in services to waits 141 Windows Glazing	6 days	4/05/18		140FF+3 days	
142 Internal Wall linings	10 days	9/05/18		140FF+6 days,	
142 Internal Wall linings 143 Ceiling & bulkhead framing	10 days	16/05/18		139FF+5 days,	÷
143 Ceiling & Buiknead framing 144 Ceiling Linings	15 days	23/05/18		143FF+10 day:	¥
144 Ceiling Linings 145 Feature ceiling (entry/breakout)	10 days	14/06/18		144	
145 Feature ceiling (entry/breakout) 146 waterproofing to wet areas	6 days	23/05/18		142	±
146 waterproofing to wet areas 147 cabinet carcase 1st fix (including tops)	10 days	31/05/18	14/05/18	142	, *
148 Floor & Wall tiling	20 days	7/06/18	4/07/18	14755+4 days,	
149 2nd fix carpentry	15 days	20/06/18	10/07/18	144.148FF+4 c	▼
150 Painting 1st coats	9 days	14/06/18	26/06/18	144	
151 Cabinetwork fitoff	15 days			147.148FF+5 c	+ + + + + + + + + + + + + + + + + + +
152 Fit off services	10 days			148FF+5 days,	
152 Mech/Elect plant install	20 days			144	
154 Mech/Elect plant precommission	12 days	12/07/18		153	*
155 Final coat painting	7 days	18/07/18		152	*
156 Flooring	6 days	27/07/18	3/08/18	155	*
157 final fitoff	5 days	6/08/18	10/08/18		*
158	2 0042	21 001 13	10/00/10		
159 External Works	27 wks	29/01/18	10/08/18		
160 New Backwash tank	6 wks	29/01/18			
161 excavate for backwash tank	2 days	29/01/18		85	
162 FR&P base	4 days	31/01/18	5/02/18	161	* · · · · · · · · · · · · · · · · · · ·
162 FR&P Dase 163 install liner	2 days	6/02/18	7/02/18	162	
164 waterproof (inc curing)	5 days	8/02/18	14/02/18	163	
164 waterproof (inc curing) 165 Install Tank lid (precast)	1 day	15/02/18		164,33	
165 Install Tank Id (precast) 166 backfill/compact	3 days	16/02/18		164,165	
167 Install new pool plant discharge lines etc to new	2 wks	21/02/18		166	
167 Install new pool plant discharge lines etc to new Backwash tank	2 WKS	21/02/18	103/10		
168 Disconnect pool plant pipework (shutdown &	1 day	8/03/18	8/03/18	167	
change over pipework	T UQA	3/03/10	3/03/10		
169 test and commission new backwash tank and	2 days	9/03/18	12/03/18	167,168	T
associated plant		-,,	, 34, 40		
170 Possible pool availability (subject to protection of	0 wks	12/03/18	12/03/18	169	12/03 🖉 Possible pool availability (subject to protection of existing pool plant in construction environment
existing pool plant in construction environment					
Project: Paraburdoo CHUB - Indicative Construction Program	ask		Split	Milestone •	Summary I Deadline 🔸 Critical Critical Split Progress
Date: 11/07/17	316	and the second second	- Spire	Milestone •	aurinary , , buddine - Critical spin - rivers spin

Hodg	ge Collard Preston					PROPOSED PARABURDOO COMMUNITY HUB INDICATIVE CONSTRUCTION/STAGING PROGRAM - OPTION 1
Tas	isk Name	Duration	Start	Finish	Predecessors ,	1 October 1 November 1 December 1 December 1 December 1 December 1 December 1 December 1 October 1 November 2 -1 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 8 19 20 21 22 23 24 25 26 27 28 29 30 11 22 31 34 35 16 17 8 19 20 (21 44 45 44 49 50 (51 52 53 54 155 57 58 59 50 (51 52 55 54 155 55 55 55 55 55 55 55 55 55 55 55 55
1	remaining retaining walls (ie not against new build			16/03/18		
2	FR&P ret wall footings	6 days	21/02/18	28/02/18	166	
3	Erect precast ret walls	4 days	1/03/18	7/03/18	172	
4	waterproof & protect	3 days	8/03/18		173	*
5	backfill & compact	4 days	13/03/18	16/03/18	174	
5	Ramps	20 days	19/03/18	17/04/18	175	
7	Swale Drain External Paving (grano)	20 days 15 days	19/03/18 8/05/18	17/04/18 28/05/18	175 117,175,176	
9	canopy linings	10 days	29/05/18	12/06/18	106,178	+
0	Veranda linings	10 days	14/06/18	27/06/18	178,144	Tanan
11	final fit off external structures	10 days	28/06/18	11/07/18	179,180	
12	Carparks Box out	2.2 wks 2 days	18/04/18 18/04/18	3/05/18	176	T T T T T T T T T T T T T T T T T T T
84	Box out services prelay	2 days 3 days	20/04/18	24/04/18	183	
85	Basecourse	2 days	26/04/18	27/04/18	164	The second se
86	kerbing	2 days	30/04/18	1/05/18	185	The second se
87	seal & bitumen	1 day	2/05/18	2/05/18 3/05/18	186	
88 69	linemarking landscaping	1 day 10 days	3/05/18 30/07/18	3/05/18	187 181.157FF	
190		10 0013	_0/0//10			
	SPORTS PAVILLION CONVERSION to NEIGHBORHOOD CENTRE		14/11/17	21/05/18	-	
192	NB - some existing noted asbestos items to remain untouched	0 days	14/11/17	14/11/17	49	14/11 Alla - some existing noted asbestos Items to remain uniouched
93	Asbestos containment/removal	6 days	15/11/17	22/11/17	192	±
94	Stripout & part demolish	3 days	23/11/17	27/11/17	49,192,193	
95	Cut out floor for new services & foundations	4 days	28/11/17	1/12/17	194	27
96 97	new under slab services FR&P pad footing	3 days 3 days	4/12/17	6/12/17 11/12/17	195 194,195,196	
97	FR&P pad footing Install new steel columns/beams	3 days 4 days	12/12/17	15/12/17	194,195,196	
199	complete demolition	Z days	18/12/17	19/12/17	198	1. · · · · · · · · · · · · · · · · · · ·
200	roof framing adjustments (welding)	2 days	20/12/17	21/12/17	199	5 <u>.</u>
201	Build new walls - fill openings	5 days	22/12/17	11/01/18	194,199,200 201	
202	make good floors/walls rough in new services (inci chasing exist walls)	5 days 10 days	12/01/18 19/01/18	18/01/18 2/02/18	201 202	
204	New internal stud wall framing	5 days	5/02/18	9/02/18	203	
205	Plaster/line walls	5 days	12/02/18	16/02/18	203,204	
206	site measure for alum windows/doors	1 day	19/02/18	19/02/18	205	
207	ceilings framing Alum Windows & doors	5 days 4 days	19/02/18 7/03/18	23/02/18	205 205,45,206	
209	ceilings linings	10 days	13/03/18	26/03/18	205,208,207	The second s
210	waterproofing to wet areas	3 days	27/03/18	29/03/18	209,207	
211	cabinet carcases (and tops)	2 days	3/04/18	4/04/18 10/04/18	210	
212 213	Wall & Floor tiling to wet areas new glass fin squash court wall	4 days 4 days	5/04/18	10/04/18	211 208,209	
214	2nd fix carpentry	6 days	27/03/18	5/04/18	209,207	*
215	first coat painting	4 days	11/04/18	16/04/18	212,214	
216	fitoff services	4 days	17/04/18	20/04/18	215	
217 218	final fitoff flooring	15 days 5 days	23/04/18	14/05/18 21/05/18	216,213	
218	flooring Paving & ramps to perimeter of building	10 days	19/01/18	2/02/18	202	*
220						
221	Completion	9.6 wks		4/10/18		
222	snag defects	5 days 3 days	13/08/18 20/08/18	17/08/18 22/08/18	157,181,177,1 222	
223 224	Authority inspections Commissioning	3 days 15 days		17/08/18	152,154	
225	Authority approvals	5 days	23/08/18	29/08/18	223,224	
226	Contingency - inclement weather	25 days		4/10/18	225	4/10 © Practical Completion
227 228	Practical Completion NB - Excludes Occupancy permit	0 days 0 wks	4/10/18 4/10/18	4/10/18	226	4.10 av praticule completion 4/10 av 10 = Excludes Occupancy permit
220	Ho - Excludes Occupancy permit	0.002	4/ 10/ 10	4/ 10/ 10		
roject:	: Paraburdoo CHUB - Indicative Construction Program 1/07/17	Task	100000000000	Split		Milestone 🕈 Summary 🗖 Deadline 🖗 Critical Critical Split