

VC: VJ

6 October 2010

Dear Councillor/Sir/Madam

You are invited to attend an **CIVIC CENTRE REDEVELOPMENT STEERING COMMITTEE** of Ashfield Council, to be held at the Haberfield Library, 78 Dalhousie Street, Haberfield on **TUESDAY 19 OCTOBER 2010** at **5:30 PM**.

Yours faithfully

VANESSA CHAN
General Manager

SEE ATTACHED AGENDA

AGENDA

1. OPENING

2. ACKNOWLEDGEMENT OF LOCAL INDIGENOUS COMMUNITY

3. APOLOGIES

4. DISCLOSURES OF INTEREST

Disclosures to be made by any Councillors who have a pecuniary / non-pecuniary interest in respect of matters that are before Council at this meeting.
(19/10/2010)

5. CONFIRMATION OF MINUTES

CIVIC CENTRE REDEVELOPMENT STEERING COMMITTEE - 21/09/2010

CIVIC CENTRE REDEVELOPMENT STEERING COMMITTEE – 17/08/2010 ADOPTED AT
OCM 14/09/2010 COPY ATTACHED

6. PHASE 1 UPDATE

UPDATE FROM SUPERINTENDENT

REPORT FROM BUILDER	(ATTACHMENT 1)
DCV 0027	(ATTACHMENT 2)
LANDSCAPE SCREEN	(ATTACHMENT 3)

7. PHASE 2 UPDATE

8. FINANCIAL STATUS (ATTACHMENT 4)

9. GOVERNANCE REPORT (CONFIDENTIAL ATTACHMENT 5)

10. PROCUREMENT REPORT (CONFIDENTIAL ATTACHMENT 6)

11. REPORT FROM COMMERCIAL ADVISOR (CONFIDENTIAL ATTACHMENT 8)

12. CLOSE

Next Meeting
16 November 2010

ASHFIELD COUNCIL

CIVIC CENTRE REDEVELOPMENT STEERING COMMITTEE - 19 OCTOBER 2010

8 SUMMARY OF STAFF REPORTS

- 8.1 ASHFIELD CIVIC CENTRE REDEVELOPMENT. Robert Burke - Senior Facilities Coordinator. Report submitted with attachment 1.
(15/10/10)

ACCRD
h:\reports.bp\Committees\Reports\CCSC191010SR_4.doc

CCSC 8.1 Attached

RECOMMENDATION

It is recommended that Council note the report.

- 8.2 ASHFIELD CIVIC CENTRE REDEVELOPMENT-LANDSCAPE SCREEN TO FRONT BOUNDARY. Robert Burke - Senior Facilities Coordinator. Report submitted with attachments 1 and 2.
(15/10/10)

ACCRD
h:\reports.bp\Committees\Reports\CCSC191010SR_5.doc

CCSC 8.2 Attached

RECOMMENDATION

It is recommended that Council note the report.

CLOSED (PUBLIC EXCLUDED) COMMITTEE

That the Committee resolve into Closed (public excluded) meeting to consider the following items and the Press and Public be excluded during the committee's consideration in accordance with Section 10A Subclause (2)(a) of the Local Government Act, 1993.

- 8.3 Civic Centre Redevelopment - Governance. Stephen Joannidis - Director Works and Infrastructure. Report submitted.
(12/10/10)

ACCRD
h:\reports.bp\Committees\Closed\CCSC191010SR_3.doc

- 8.4 Procurement Strategy - Selection of Specialist Advisors - Civic Centre Project. Alan Parker - Strategic Purchasing Coordinator. Report submitted with attachment 1.
(06/10/10)

Procurement
h:\reports.bp\Committees\Closed\CCSC191010SR_2.doc

11. Report From Commercial Advisor

(Confidential Attachments 8A and 8B)

Subject	ASHFIELD CIVIC CENTRE REDEVELOPMENT
File Ref	ACCRD
Prepared by	Robert Burke - Senior Facilities Coordinator
Reasons	To advise Council of the variation claim for the inclusion of Phase 2 works into the Phase 1 contract.
Objective	To note report.
Management Plan Activity	Works & Infrastructure Services

Overview of Report

The incorporation of critical Phase 2 works into the current contract for Phase 1 works was instructed to the builder in December 2009. These variations works have now been submitted for payment and have been rigorously assessed by the quantity surveyor. Payment is recommended.

Background

The Ashfield Civic Centre Redevelopment involves a number of Phases and works are well under way for Phase 1. With the assistance of the federal grant, Phase 2 of the project was escalated and several items were included into the current contract. This variation work primarily involved the associated works to include the mezzanine level, lift openings and landings for lift 2 (Civic Centre replacement lift). Some additional work with fire compartmentalisation and relocation of the main electrical switch room were also required.

These works were included into the current contract by way of a superintendent's instruction in December 2009 as they were the critical items required to be incorporated into the design. Since then works have progressed and items to date have been paid on account.

Denham's initial variation claim of \$476,242.55 has been rigorously assessed by the Quantity Surveyor and they have recommended its payment of \$430,980.34 which has been agreed by with Denham. The attachment shows in detail the progress of this assessment.

ASHFIELD CIVIC CENTRE REDEVELOPMENT

Financial Implications

This recommended amount of \$430,980 is accounted for from the current budgets for the Phase 1 & 2 of the Ashfield Civic Centre Redevelopment.

Public Consultation

Nil

Conclusion

The variation claim #27 of \$430,980.34 be approved

ATTACHMENTS

Attachment 1 Schedule of Variations

1 Page

RECOMMENDATION

It is recommended that Council note the report.

STEPHEN JOANNIDIS
Director Works and Infrastructure

ASHFIELD COUNCIL CENTRE REDEVELOPMENT

SCHEDULE OF VARIATIONS

Variation No.	SV Instruction	DESCRIPTION	BUILDER'S CLAIM	REVISED BUILDER'S CLAIM	PKG ASSESSED AMOUNT	REVISED PKG ASSESSED AMOUNT	APPROVED AMOUNT
			\$	\$	\$	\$	
				(B)		(A)	
DCV027	173	1. Revised works to Basement Level - Existing Lift Motor Room SB.06	1,497.00	1,646.21	1,123.71	1,646.21	
		2. Revised layout of Main Switch Room in Basement Level SB.01	9,900.00	9,549.97	9,417.97	9,640.97	
		3. Demolition of existing Lift and Form lift openings and New Lift 2 (basement, ground, first and second floors)	109,376.00	98,751.59	67,556.10	68,406.13	
		4. Layout Revised for Electrical and Comms Room (Ground Floor - grid 13-14/J-N)	7,449.00	6,912.13	5,549.23	6,912.13	
		5. Layout Revised for Electrical and Comms Room (First Floor - grid 13-14/J-N)	15,176.00	15,278.89	12,644.37	15,278.89	
		6. Layout Revised for Safe, Airlock, Electrical and Comms Room (Second Floor - grid 13-15/J-N)	19,473.00	19,358.48	15,024.48	19,358.48	
		7. Delete AWC2 SG.20 (Ground Floor)	-5,238.00	-5,302.62	-6,318.30	-5,772.49	
		8. Enlarged AWC1 and Delete Garbage Store SG.16 (Ground Floor)	342.00	344.61	26.91	344.61	
		9. Delete After Hours Book Return SG.17 (Ground Floor)	-1,803.00	-1,651.64	-2,266.70	-1,934.96	
		10. Door DG.40 deleted and Blind BL2 added (Ground Floor - grid N/10)	622.00	2,013.95	-448.11	2,013.95	
		11. Revised Details for JG.01, JG.02, Cafe JG.03 and JG.04 (Ground Floor)	-4,130.00	-3,825.00	-6,257.90	-3,997.13	
		12. Fire Curtain (First Floor)	49,986.00	55,007.48	46,371.60	51,822.21	
		13. Wall Type Revised at Ground Floor South Wing Building	660.00	668.60	-168.40	668.60	
		14. Wall Type Revised at First Floor South Wing Building (First Floor - grid 13-16/A-J)	3,500.00	-1,738.20	-4,890.82	-2,978.46	
		15. Wall Type Revised at Second Floor All Buildings	5,668.00	5,821.75	3,631.38	5,821.75	
		16. Stair 10 amended and wall type revised (Ground Floor)	8,689.00	8,584.64	5,827.49	8,300.84	
		17. Extend lift lobby to Lift 2, including Glazed Atrium Roofing (First and Second Floors)	14,393.00	16,488.69	11,321.99	16,488.69	
		18. Changes to concrete columns (First Floor)	771.00	847.50	847.50	847.50	
		19. Balcony (Mezzanine Floor)	26,974.00	25,197.77	21,455.19	25,234.22	
		20. Electrical changes due to revised Phase 2 drawings	76,583.09	78,137.20	76,061.26	76,979.67	
a) New submain for DB-3N as shown on E1002/D	5,450.00	5,450.00	5,450.00	5,450.00			
b) Electrical changes as shown on E2001/C & E2002/C	1,200.00	1,200.00	1,200.00	1,200.00			
c) Data changes as shown on E2001/C & E2002/C	1,150.00	1,150.00	1,150.00	1,150.00			
d) Fire changes as shown on E2002/C, E4001/C & E4002/C	3,150.00	3,150.00	3,150.00	3,150.00			
e) Lighting changes as shown on E3001/D, E3002/D & E3003/D	4,950.00	4,995.00	4,950.00	4,995.00			
f) Security changes as shown on E5002/C	-300.00	-300.00	-300.00	-300.00			
g) Relocation of existing DB-3N as shown on E6004/C	9,812.00	9,812.00	9,812.00	9,812.00			
h) Cable tray changes as shown on E6001/C, E6002/C & E6003/C	1,100.00	1,100.00	1,100.00	1,100.00			
i) Associated electrical services to new lift	45,071.00	39,835.00	39,835.00	39,835.00			
j) BWIC with electrical	5,000.00	5,000.00	3,200.00	3,983.62			
k) Credit for changes on E2000		-394.00	-400.40	-394.00			
l) Builder's margin (10%)		7,139.20	6,914.68	6,998.15			
DCV027	173	21. Hydraulic changes due to revised Phase 2 drawings	74,977.55	78,433.91	894.96	76,933.57	
		a) Phase 2 stormwater works	8,950.00	8,950.00	9,845.00	8,950.00	
		b) New connection to Sydney water main for fire hydrant in ground works	39,728.00	39,728.00	TBA	39,728.00	
		c) Additional costs for above ground fire hydrant works	1,437.00	1,437.00	1,580.70	1,437.00	
		d) 150mm in ground drencher services	7,410.00	7,410.00	-7,050.00	7,050.00	
		e) Additional cost for high level drencher service	13,812.55	13,812.55	TBA	13,812.55	
		f) Additional costs for relocation of existing FHR and 3 new dry chemical extinguishers	1,537.00	1,537.00	1,690.70	1,537.00	
		g) Additional costs to offset in ground 50mm water main around substation	622.00	622.00	684.20	622.00	
		h) Delete AWC plumbing	1,837.00	-1,837.00	-1,837.00	-2,841.00	
		i) Revised stackwork	-354.00	-364.00	-4,100.00	-354.00	
		j) Builder's margin (10%)		7,130.36	81.36	6,993.96	
		22. Mechanical changes due to revised Phase 2 drawings	5.00	-515.00	-566.50	-538.78	
		a) Change due to pipework routes diverted to avoid running above new electrical riser adjacent to lift (Phase 2)	1,455.00	1,455.00	1,455.00	1,455.00	
		b) Change due to existing WC extract duct amended due to revised room layout (Phase 2)	-460.00	-610.00	-610.00	-610.00	
		c) Change due to fire dampers removed from ductwork to suit new fire compartmentation strategy (Phase 1)	-990.00	-1,300.00	-1,360.00	-1,360.00	
		d) Builder's margin			-61.50	-23.18	
		23. Formwork changes due to revised Phase 2 drawings	11,215.00	12,336.50	5,208.50	12,336.50	
		24. Structural steel changes due to revised Phase 2 drawings	7,500.00	8,250.00	8,129.00	8,250.00	
		Builders margin	43,299.00		Incl in above		
		25. Remove existing lift 2		24,860.00		24,860.00	
		26. Resequencing of works due to addition of balcony (MF)		14,147.30		14,147.30	
		Total for DCV027	\$476,242.55	\$467,405.11	\$270,184.91	\$430,980.34	
		TOTAL					

Subject	ASHFIELD CIVIC CENTRE REDEVELOPMENT-LANDSCAPE SCREEN TO FRONT BOUNDARY
File Ref	ACCRD
Prepared by	Robert Burke - Senior Facilities Coordinator
Reasons	To advise Council of the removal of the landscape screen from the current contract documentation.
Objective	To note report.
Management Plan Activity	Works and Infrastructure Services

Overview of Report

The Steering Committee at its meeting in April 2010 deferred making a final decision of the landscape screen to the Liverpool Road frontage. This report advises of the recent changes required with the deletion of the screen and the inclusion of street trees.

Background

The Ashfield Civic Centre Steering Committee at its meetings in February, March and April 2010, had lengthy discussion on the intent of the landscape screen and only put the item on hold. At the time it was estimated that the screen's value was as a credit of approximately \$70k - \$100k from the then superintendent. The builder has incurred costs on this element in the preparation of workshop drawings and other design costs. At the time, Council was also dealing with the variations claims for the latent conditions and disputes notices. It was resolved to defer a decision for at least three months.

The builder has advised that they are to commence the external works. The design team has held coordination meetings to finalise the forecourt area and include the relocation of the street trees to within the front boundary of the area, which the Committee heard at its last meeting. In the past two weeks Council has also been advised that the landscape screen was also an integral component in illuminating the forecourt area of the new building.

The architects have been advised that Council will forgo the landscape screen at this stage with the addition of the street trees into the front setback area of the forecourt. To ensure that the area is illuminated to compliant levels a strategically placed light pole will be required. It is estimated that with the credits and new work required that Council will have a net saving of approximately \$72k.

The simplified break up of the costs is:

\$75k – deletion of the landscape screen
\$10k – credit for the existing lights
-\$5k – new uplighting for the new trees
-\$8k – pole and new lighting
\$72k – Net Saving

Council has advised the design consultants to final their documentation based on the deletion of the screen to avoid any unnecessary delays to the project.

The new relocated street trees will be illuminated with up lighting and a final lighting design is expected for the committee's review at its next meeting.

Financial Implications

As advised that the estimated net savings of deleting the landscape screen are approximately \$72k. This saving will assist with the additional costs being experience with other sections of the development.

Public Consultation

Nil

Conclusion

The landscape screen has been deleted from the building contract and replaced with two pseudo street trees just inside Council's boundary of the forecourt.

ATTACHMENTS

Attachment 1	Conceptual Images of the screen and new trees	2 Pages
Attachment 2	Landscape Plan Showing new tree locations	1 Page

RECOMMENDATION

It is recommended that Council note the report.

STEPHEN JOANNIDIS
Director Works and Infrastructure





