

C O U N C I L L O R S

LATE ITEM

4.1.3 K2020 SUPPLEMENTARY REPORT
 BAYNTON WEST FAMILY CENTRE
 AND
 BULGARRA COMMUNITY CENTRE

Special Council Meeting
Monday 21 December 2009

4.1.3 K2020 Projects - Supplementary Report. Baynton West Family Centre And Bulgarra Community Centre

File No: DT/41

Responsible Officer: Executive Manager Community Services

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Disclosure of Interest: Nil

REPORT PURPOSE

To inform Council of the outcome the Public Meeting as part of the consultation process for the K2020 Projects and on discussions held with the Project Architect and Cost Manager.

BACKGROUND

Items 4.1.1 K2020 Projects Baynton West Family Centre Concept Plan and 4.1.2 K2020 Projects Bulgarra Community Centre Concept Plan on this agenda both call for additional information to be provided relative to the outcome of the Public Meeting and on the issue of the Risk Management Workshop.

This supplementary report serves to update Council on those issues and on actions taken since the Council Briefing Meeting and the preparation of the agenda reports on the projects

ISSUES

Public Consultation

The Concept Plans and Concept Reports were made available for public comment in the Centro Shopping Centre on Saturday 12th December 2009.

The location made available was not ideal and did not generate any significant pedestrian traffic. The comments received from members of the public were, nonetheless, all positive.

Public Meeting

A Public Meeting was held on the 16th December 2009 in the Council Meeting Rooms with the meeting being chaired by Cr Sharon Vertigan. Six members of the public attended.

A detailed briefing was presented by CODA Studio Pty Ltd and Project Manager K2020 on both projects detailing:

- a) The design process
- b) The consultative process
- c) Design Status, and
- d) Future actions

The presentation by CODA Studio Pty Ltd included 3D images of the projects and a thorough explanation of the layouts and functional components.

Those in attendance provided very positive support for the projects.

Risk Management Workshop

A Risk Management Workshop, facilitated by Davis Langdon, was conducted on Wednesday 16th December 2009. In addition to the Project Design Team, Cost Manager and relevant Council officers, key external stakeholders were invited to participate.

Representatives from Karratha Community House and Karratha Family Centre were present and apologies were received from Population Health West and the Karratha Community Association.

The workshop promoted robust discussion on the risks associated with the project which augers well for the preparation of detailed Risk Management Plan. The implementation of the plan will be the prime responsibility of the Project Manager K2020. A copy of the finalised Risk Management Plan will be made available to Councillors for information.

Design and Cost Review

A workshop review meeting was held on Wednesday 16th December 2009 attended by CODA Studio Pty Ltd, AECOM the secondary consultancy, Davis Langdon, Executive Manager Community Services and the Project Manager K2020.

Cost Report No 1 was subjected to thorough scrutiny together with the concept plans and concept design reports. The outcome was that several directions were given to the Design Team with a view to achieving achieving cost savings.

The key objective was to preserve the functional integrity of the design and to examine various material and equipment standards that were being promoted.

A revised programme was also addressed which will incorporate the remainder of the Concept Design stage with the Schematic Design stage. The objective is to be able to present Schematic Design drawings, accompanying reports and cost modelling in February which will enable Council to consider advancing the projects.

Life Cycle Cost Report

It is intended that the Life Cycle Cost Report will be completed as part of the Schematic design process and will form part of the report structure for the February meeting.

Future Action

The Design Team has been provided with direction relating to several aspects of the projects which have the objective of:

- a) Preserving the functional integrity of the current concept designs,
- b) Implementing equipment and structural systems compatible with the Karratha environment,
- c) A reduction in costs, and
- d) The retention of the current design and documentation programme.

It must be appreciated that the impending holiday break will create pressures on achieving the rigorous review being undertaken and notice is provided to Council that a Special Meeting may have to be held later in February to consider the revised plans and reports.

In order to expedite the review process, a Design Worksop is being held in Perth on Thursday 21 January 2010 which will be attended by the entire consultancy team, the Cost Manager, the Executive Manager Community Services and the Project Manager K2020. The objective of this workshop and the participation by Council officers is to enable decisions to be taken during the course of the meeting thus facilitating the overall review process.

OPTIONS

As outlined in Items 4.1.1 and 4.1.2, Council is advised that there are no practical options available other than to conduct the recommended rigorous review of the projects.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

The financial implications are as reported in Items 4.1.1 and 4.1.2 respectively.

Conclusion

The outcome of the intensive discussions with the Design Team and Cost Manager have only served to reinforce the recommendations which have been made to Council in Items 4.1.1 and 4.1.2 of this agenda.

Voting Requirements

Simple.

RECOMMENDATION**THAT COUNCIL:**

NOTES the supplementary report to Items 4.1.1 K2020 Projects Baynton West Family Centre and item 4.1.2 K2020 Projects Bulgarra Community Centre.