



## **Blackwood Community Hub Update**

Elected Member Information Session 19 October 2021

# The Project Team



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# Purpose



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Provide information to Elected Members on the:

- Status of the project
- Decisions sought from Council on 26 October 2021 Council Meeting

# Timeline



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State Funding (\$3.5million) – Due by 15 December 2021

- Construction has physically commenced

Federal Funding (\$5million) - Due by 13 January 2022

- Completed 25% of the project
- Design has been finalised
- Cost has been finalised

# Agenda



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- Concept Plan Cost Estimate
- Design Development
- 50% Design Cost Estimate
- What has Changed
- Decisions Sought from Council
- Next Steps
- Around the Room

# Around the Room



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Is there any further information you need to inform your decision making on 26 October 2021?

# Council Decisions



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## 10 November 2020:

1. That Council caps the Blackwood Community Hub total costs at \$10 million dollars with an absolute limit of \$12 million (inclusive of all preliminary works, fit out, and build, including carparking).
2. That a budget of \$35,000 be approved to fund the above designs and be reflected in the next budget review.
3. Council to determine next steps once the above \$10m designs have been completed.

# Concept Plan Cost Estimate : \$11,997,800 (February 2021)





# Council Decisions



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## 25 May 2021:

1. That Council endorses the commencement of construction of the \$12million Blackwood Community Hub, which aims to provide a community facility that creates a precinct offering recreational, social, educational, and lifelong learning opportunities, as well as the activation of the economic spirit of blackwood (subject to development assessment approval).
2. That Council notes a quarterly progress information report will be provided to council as the blackwood community hub project progresses.

# Design Development Process



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Internal Workshops

Onsite Inspections

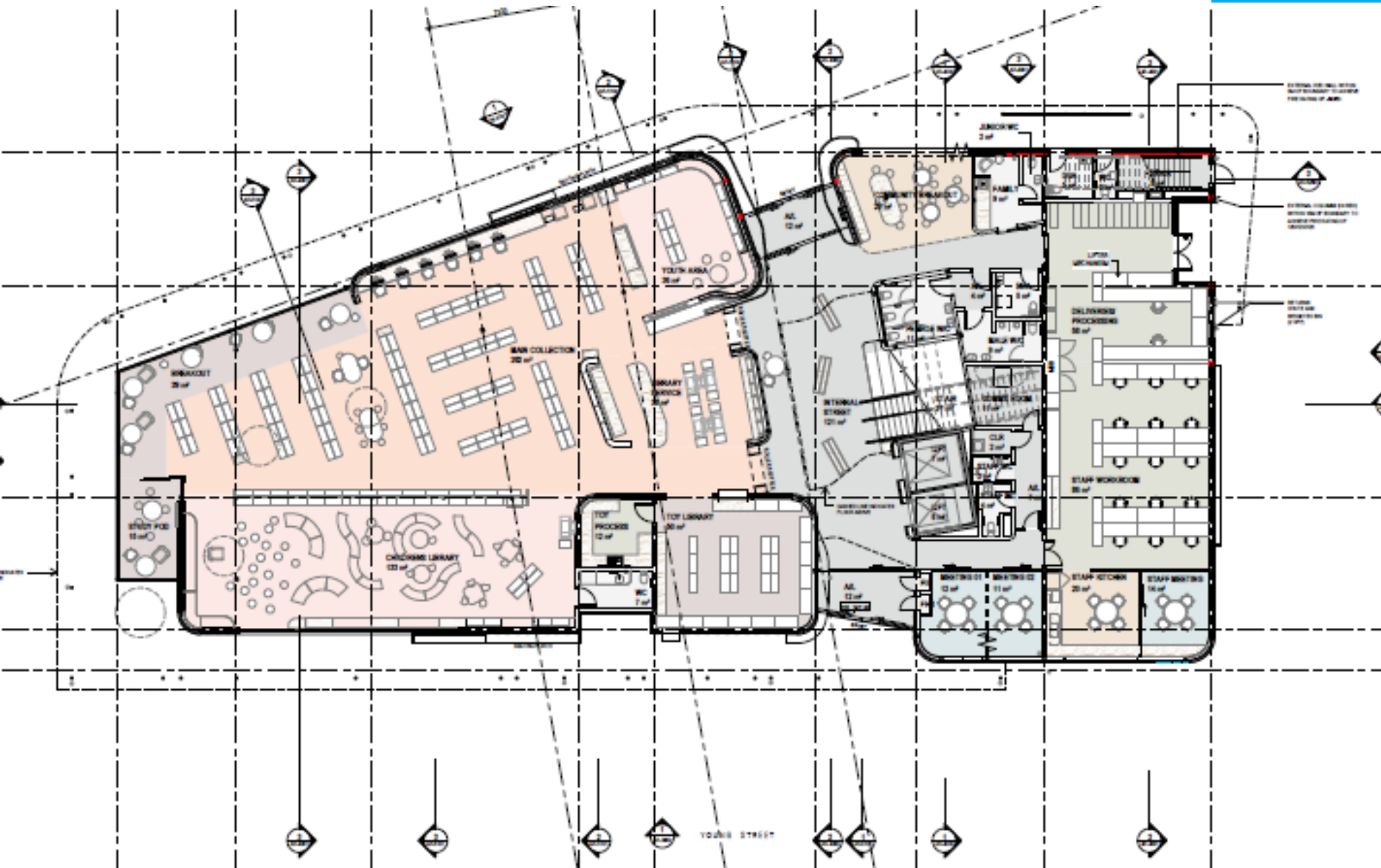
Survey Works

Development Approval

Community Land Management Plan

Cultural Heritage Survey

# 50% Design Cost Estimate : \$12,427,675



# Estimate Increases



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## Market Escalation Increase of **\$305,000**

- Structural Steel increase of \$150,000
- Roof sheeting increase of \$35,000
- Steel stud frames & partitioning increase of \$100,000
- Aluminium increase of \$20,000

## Building Services increase of **\$124,875**

- Allowance for rock breaking / excavation of lift pit \$35,000
- Electrical services of \$89,875

# Staff Recommendations:



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## 26 OCTOBER 2021 – FUND:

- Permeable Paving North West Carpark: \$45,000 (actual)

## 26 OCTOBER 2021 – INCLUDE IN THE DESIGN FOR TENDER:

- Permeable Paving Young Street Carpark: \$40,000 (estimate)
- Additional Lift: \$175,000 (cost estimate)
- Relocation Staff Toilet: \$43,325 (cost estimate)
- Funding decision to follow tender

# 26 October 2021 Decision : Permeable Paving



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1. Aligned to Council's climate emergency declaration, Council endorse and fund the use of both permeable paving and asphalt as the surface treatments in the NW car park.
2. Endorse \$45,000 of new capital and \$2,230 of recurrent operating for the inclusion of permeable paving and asphalt for the **North West Car Park** on Edwards Street, Blackwood.
3. Notes that this decision is required now to finalise the tendering process in order to meet the State Grant Funding Agreement deadline and requirements.

# Design to Progress to Tender



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1. Inclusion of **permeable paving and asphalt to the Young Street carpark**, noting it has a current cost estimate of \$40,000 new capital and \$2,317 recurrent operating.
2. Inclusion of an **additional lift**, noting it has a current cost estimate of \$175,000 new capital and \$19,461 recurrent operating.
2. **Relocation of the staff toilet**, noting it has a current cost estimate of \$45,325 new capital and \$10,612 recurrent operating.
3. A report be brought back to Council following the testing of the market (finalisation of tender) to confirm design inclusions and the resultant budget position and / or amendments to the final designs.

# Environmental Elements



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## Included:

- Rainwater harvesting & reuse
- Passive Solar Control + Daylighting
- Water Sensitive Urban Design

## Not included:

- Solar PV Panels



# Next Steps



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- Council Report to 26 October 2021
- Finalise NW Carpark Tender
- Continue to progress designs to 75%
- Waite Street Reserve CLMP (November 2021)
- Information Session: Colour Palette & Selections
- Issue Construction Tender
- SOD Turning week beginning 6 December
- Commence construction early 2022

# Around the Room : Any Further Information?



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