

Item No. 1
January 2024

REPORT TITLE

Construction & Building Report – January 2024

AUTHOR

Project Manager (Construction) (Jason Smith)

EXECUTIVE SUMMARY:


The purpose of this report is to provide information in relation to the status of programs managed by the Project Manager.

OFFICER'S RECOMMENDATION:

That the Project Managers Report be received and that those matters not covered by resolution be noted

2022/24 CAPITAL PROGRAM

Stage	Comment	Contractor	Status
Community Hub & Disaster Recovery Centre	<ul style="list-style-type: none">The full design stage is underway, Architect, surveyor, engineers, and other specialty services has been engaged through the Project Manager & Architect.Design Drawings have been completed for the Development Application for our Town planner to lodge, this process will take up to 12 weeks	Design + Architects (Colin Strydom)	Underway
Public Toilets	<ul style="list-style-type: none">The Public Toilets has commenced on the 16th January with the Plumber and Concreter preparing the machinery and equipment.	Contractors WASC Ralph Bartlem Plumbing Services. MEK Construction & Renovations.	Underway
Cemetery Upgrade	<ul style="list-style-type: none">Cutting Edge Graders (Indigenous Business) has been engaged to provide a quote to upgrade and resurface the centre access road into the Cemetery.PM is getting quotes for Rose Garden beds, 3 x small Shelters, bench seating.The Project Manager is working with Lauren Varley and Gerhard Visser from DSDSATSIP (RILIPO) to development of the following.<ul style="list-style-type: none">Precinct Plan.Develop schematic designs.Costings.	WASC Remote Indigenous Land and Infrastructure Program Office	Underway

Stage	Comment	Contractor	Status
	<ul style="list-style-type: none"> Artistic or 3D rendering models for Council to consider. 		
Mimosa Creek pathway	<ul style="list-style-type: none"> The Project Manager will continue conversations with Erica Choate from Peak Services who will investigate and seek Funding & Grant opportunities for WASC to deliver the project. Erica Choate has identified several funding streams to target in 2024. 	Lauren Varley and Gerhard Visser from DSDSATSIP (RILIPO) Erica Choate – Senior Advisor – Grants Office. Peak Services	Underway
Subdivision Forward Capital Works Lot 137 SP268500	<ul style="list-style-type: none"> State Capital Housing have indicated verbally to accept the variation however not documentation has been forthcoming. It is expected to come through in the next two weeks. The Variation will consist of the construction of 2 x 2 Bedroom Duplexes, the Water Truck System upgrade and the Operational works design for the Subdivision. 	WASC & Remote Indigenous Capital Delivery – ATSI Housing. WASC	Underway
New Houses 288 & 273 Freeman St + 288 Kemp St	<ul style="list-style-type: none"> 273 Freeman the 3 Bedroom house has been handed over to housing who have identified new Tenants.  <ul style="list-style-type: none"> 280 Freeman & 288 Kemp St still require minor works which are estimated to be completed in early February. Land scaping will be done in early February. 	Bartlem Construction + Various other Trade Contractors	Underway
Woorabinda Town Sign on Fitzroy Development Road	<ul style="list-style-type: none"> Danthonia Designs are currently constructing the signage. It is expected the construction will take up to 10 to 12 week meaning delivery will in in late March. 	1. Danthonia Designs	Underway

UPGRADE PROGRAM

Location	Comment	Contractor	Status
153A Richardson Street Bathroom Upgrade	<ul style="list-style-type: none"> Is current in Tender stage, the Tender closes on 5th February. A Contractor will be selected from the tenders to undertake the works. 	WASC	Tender
Concrete Path Program	<ul style="list-style-type: none"> This project is currently on hold and will be reviewed in 2024 to see if it will be feasible to undertake the works. This program is for the construction of 1-metre-wide concrete Paths laid around the circumference of the house. This program will run for 12 months. 	Qbuild & Housing	On Hold Will be reviewed in 2024
176 Dooley Street Kitchen Upgrade	<ul style="list-style-type: none"> Kitchen Design CQ will travel into Woorabinda in March to install a new Kitchen. 	Kitchen Design CQ	To be installed in March
127 Cressbrook Street	<ul style="list-style-type: none"> Bathroom Upgrade - this will be a standard upgrade with new Bath, Vanity and flooring installed. A portable ensuite has been provided for the Tenant. This upgrade will be completed in early December. 	H&S Building Contractors	Completed
98 Doolan Crescent Kitchen Upgrade	<ul style="list-style-type: none"> Kitchen Design CQ has been scheduled for 98 Doolan Crescent Delivery will be March 2024 	Kitchen Design CQ	To be installed March
40 Carbine Street	<ul style="list-style-type: none"> Qbuild will engage a construction engineer to undertake a design and scope for the re-stumping of the house. Once completed WASC will invite Tenders to complete the works to raise and restump the house. This project will be scheduled for a 2024 start. Item 333 - From the Actions arising document provided by the CEO – repair of concrete path out front of house has been Completed with a new path. 	Currently with QBuild	QBuild to develop an offer for this project.

238 A & B Bedroom Extensions	<ul style="list-style-type: none"> This project is currently underway and is expected to be completed in 3-4 weeks. 	H&S Building Contractors	Underway
Lawn Lockers	<ul style="list-style-type: none"> A total of 6 Lawn Lockers have been identified in the next bundle. Contractor MEK will undertake the works to complete the next Bundle Contractor MEK will complete all of Cooee Lawn Lockers. 	MEK Renovations & Construction WASC	Underway
Works 4 Queensland	<ul style="list-style-type: none"> WASC has \$250K for Upgrades and renovations to Staff houses in the community. 23 Carbine Street has been identified and is currently undergoing a renovation, which includes all structural repairs, new windows, new doors, New Kitchen, Bathroom renovation, new wardrobes for Bedrooms, new flooring throughout and internal re-paint, and yard work including removal and trimming of large trees. 24 Munns Dr – partial repair of boundary fence and removal of palm tree and overgrown trees in yard. 135 Carbine – general upgrade of plumbing and electrical plus new front fence. 	WASC & specialty Trades	Wade O'Chin and Carpenters Team.
Woorabinda Air Strip	<ul style="list-style-type: none"> C&R Communication installed the new PAALE System on the 23rd of January 2024. WASC currently has grant application being assessed for the upgrade of the Woorabinda Airstrip, the upgrade consists of the re-surfacing of the Runway and Apron, New line marking of runway & aprons and new runway lighting. 	WASC Dynamic Electrical C&R Communications	Underway
56 Swain Street	<ul style="list-style-type: none"> A Bathroom Upgrade has been scheduled for 153a Richardson Street. Tender has been completed and IBuild Maintenance & Construction Pty Ltd providing the only tender price. 	IBuild Maintenance & Construction	Commence 5 th February 2024
Cemetery Beautificaton project	<ul style="list-style-type: none"> The Design and programming of these works have commenced. Signage/memorial wall to be quoted. Garden beds for Flowers to be quoted. 3 x small shelter to be constructed and placed in the cemetery. Centre road through Cemetery to be upgraded and sealed. 	WASC	Underway

	<ul style="list-style-type: none"> Storage Containers for equipment to be purchased and installed into Cemetery. 		

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Council Office Buildings Security

Council offices	<ul style="list-style-type: none"> Swipe card access and alarm system Rance – received this quote. 1Uptec – A small IT Business from Biloela is currently assisting WASC to supply Quoted for the upgrade of Security System to all Council Properties 	Key and Lock 1UPTEC	\$38,132.65 + Gst Underway
Council Offices Front Door	<ul style="list-style-type: none"> This is an issue which needs to be rectified as soon as possible. The Project Manager will commence working on solutions for the front entrance and will provide Council with design options to have a look at. 	WASC Project Manager	Underway

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Upcoming Works

Isolation Valves on individual Houses in Woorabinda	<ul style="list-style-type: none"> Stage 2 package of 19 new Valves is currently out to Tender. This Tender will close on 5th February. Winning Contractor expected to commence in Early March 	WASC	Currently being Tendered
House Painting Program	<ul style="list-style-type: none"> Bartlem Painting who placed second in the Tender, have reviewed their price and has been forwarded through to QBuild for a variation to be provided. This program will be the external painting of 6 houses. <ul style="list-style-type: none"> 174 Dooley St, Woorabinda 199A Cressbrook St, Woorabinda 199B Cressbrook St, Woorabinda 211 Carbine St, Woorabinda 229 Munns Dr, Woorabinda 236 Doyle St, Woorabinda 	Bartlem Painting	Date of commencement will be the new year 2024
Guest House & Café Sites	<ul style="list-style-type: none"> Project manager is currently awaiting on report from Sedgwick & JLT Risk 	Sedgwick & JLT Risk	Underway

	<p>Solutions (Morgan Freer) and McElhenny Constructions regarding the Old Café claim.</p> <ul style="list-style-type: none">• Project Manager will seek quotes for a like for like building for the Guest House from interested Builders, this will allow WASC to identify what building we will get from the insurance Claim.	Solutions (Morgan Freer) and McElhenny Constructions	
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Jason Smith
Project Manager