

Item No. 2
February 2024

11.4

REPORT TITLE

Construction & Building Report – February 2024

AUTHOR

Project Manager (Construction) (Jason Smith) Works Manager (Wade O'Chin)





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	<div></div> <ul style="list-style-type: none">A full set of Development Application Design Drawings have been completed and forwarded through the RILIPO Office in Cairns who have lodged the Development Application for processing and will take up to 12 weeks. <div></div> <ul style="list-style-type: none">Site Survey has been Completed. <div></div> <ul style="list-style-type: none">Site Soil Testing has been completed.	Design + Architects (Colin Strydom)	Underway

Stage	Comment	Contractor	Status
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. Water is a small issue now; we must identify where we will draw from. TMR are currently assisting with designing the crossing locations and signage we will need in the area. 	Contractors WASC Ralph Bartlem Plumbing Services. MEK Construction & Renovations.	Underway
Cemetery Upgrade & Beautification	<div data-bbox="545 613 957 723">  <p>16283 Dawson Highway, BANANA QLD 4702 P: 0407 738 637 A/H: 07 4995 7025</p> </div> <ul style="list-style-type: none"> Cutting Edge Graders (Indigenous Business) have provided a quote to upgrade and resurface the centre access road into the Cemetery. <div data-bbox="571 904 963 1014">  </div> <ul style="list-style-type: none"> Capricorn Sandstone Quarries has supplied a quote to supply Garden bed Materials to build several flower Garden Beds in the Cemetery. <div data-bbox="587 1243 892 1413">  </div> <p>Green Steel has provided Quotes for the in supply of 6 Small Shelter to be placed through the Cemetery for families & visitors.</p> <div data-bbox="547 1599 956 1671">  </div> <p>Box Mate have provided a quote for the Supply and delivery of 2 x 20ft Shipping Containers to be used as storage for equipment.</p> <div data-bbox="571 1839 888 1948">  </div> <p>AS Urban have provided a quote for Picnic Settings to be install under the Shelters.</p>	WASC Remote Indigenous Land and Infrastructure Program Office	Underway




Stage	Comment	Contractor	Status
	<ul style="list-style-type: none"> It is expected the construction will take up to 10 to 12 week meaning delivery will in in late March. 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. 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 investigating and seeking Funding & Grant opportunities for WASC to deliver the 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 no documentation has been forthcoming. It is expected to come through in March. 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 is complete and occupied by new Tenants. 280 Freeman & 288 Kemp St still require minor works which are estimated to be completed by the end of February. 	Bartlem Construction + Various other Trade Contractors WASC Building Team.	Completed
Woorabinda Town Sign on Fitzroy Development Road	 <ul style="list-style-type: none"> Danthonia Designs are currently constructing the signage. Transport and Main Roads are currently assisting with the location 	Danthonia Designs Transport & Main Roads	Underway



Stage	Comment	Contractor	Status
	<p>of the signage off the Development Road.</p> 		

UPGRADE PROGRAM

Location	Comment	Contractor	Status
153A Richardson Street Bathroom Upgrade	 <ul style="list-style-type: none"> This Tender has been awarded to Ibuild Maintenance & Construction. Ibuild is developing the delivery program and timelines. 	IBuild Maintenance & Construction Pty Ltd	Planning stage. Start to be confirmed.
Concrete Path Program	<p>Department of Energy and Public Works QBuild</p> <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 on the 9th April to install a new Kitchen. 	Kitchen Design CQ	To be installed in April
127 Cressbrook Street		H&S Building Contractors	Completed

Location	Comment	Contractor	Status
	<ul style="list-style-type: none"> H & S Building Contractors have completed this project. 		
98 Doolan Crescent Kitchen Upgrade	 <ul style="list-style-type: none"> Kitchen Design CQ will travel into Woorabinda on the 9th April to install a new Kitchen. 	Kitchen Design CQ	To be installed April

40 Carbine Street	<p>Department of Energy and Public Works QBuild</p> <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 Doyle Street. Bedroom Extensions	 <ul style="list-style-type: none"> Project has been Completed. 	H&S Building Contractors	Completed
Lawn Lockers	 <ul style="list-style-type: none"> Mek will travel in on the 26/02/24 to commence the installation of 6 Lawn new Lockers have been identified. MEK currently quoting on the next bundle of 6 Lawn Lockers. 	MEK Renovations & Construction WASC	Commence on the 26 th February.
226 A & B Concrete upgrade works		WASC	Tender

	Identified Concrete work currently out to Tender.		
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 and selected Contractors
Woorabinda Air Strip	<p>C & R Communications & Sons Pty Ltd</p>  <ul style="list-style-type: none"> C&R Communication has installed the new PAALE System, unfortunately it is still in Manual operations till Dynamic completes the last stage of the electrical install.. 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"> This project is currently underway and is expected to be completed in coming weeks. 	iBuild Maintenance & Construction	Underway


Location	Comment	Contractor	Status
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Council Office Buildings Security

Community Security	<ul style="list-style-type: none"> 1Uptec – A small IT Business from Biloela has supplied WASC with Quotes for the upgrade of the current CCTV System and the Security upgrade of the Gym. WASC IT Staff are preparing for the upgrade of the current system which will assist the WASC to better monitor and record Bad behaviour. 	1UPTEC	Underway
Council Offices Front Door	<ul style="list-style-type: none"> The Project Manager will contact Companies/Suppliers to quote designs and solutions for a new Entrance. A report with various options will be tabled at future Council Meeting for deliberation. 	WASC Project Manager	Underway

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Upcoming Works

Isolation Valves on various individual Houses in Woorabinda	 <p>Capcoast Plumbing Pty Ltd</p> <ul style="list-style-type: none"> Stage 2 package of 19 new Valves has been awarded to Capcoast Plumbing Pty Ltd. Work on this project will commence late March through to the end the April. 	WASC	Capcoast Plumbing Pty Ltd
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House Painting Program	<div data-bbox="627 170 861 338" data-label="Image"> </div> <ul style="list-style-type: none"> • Love Painting have been re-engaged to carry out the first 6 Houses in the paint program. • Stage 1 is expected to commence in April (after easter) • 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 • Stage 2 – 2 sets of Duplexes will go out to Tender in March • Stage 3 – 5 houses will go out to Tender in coming March. 	Love Painting Pty Ltd	Start date set down in April
Guest House & Café Sites	<ul style="list-style-type: none"> • Project manager has maintained communication with the Assessor who is still working on getting costing for the Old Café. • Please see attached Progress Report for the Guest House. 	Sedgwick & JLT Risk Solutions (Morgan Freer) and McElhenny Constructions	Underway

Jason Smith
Project Manager

WOORABINDA COMMUNITY HUB & DISASTER RECOVERY CENTRE

DEVELOPMENT APPLICATION

Lot 101 SP 268500

Woorabinda Aboriginal Shire Council

Site Area: 4913m²

	Sheet Name	REV
SK-001	COVER SHEET	1
SK-002	EXISTING/DEMOLITION SITE PLAN	1
SK-003	PROPOSED SITE PLAN	1
SK-004	PROPOSED LANDSCAPE+ SERVICES CONCEPT	1
SK-005	FLOOR PLAN	1
SK-006	ROOF PLAN	1
SK-007	ELEVATIONS	1
SK-008	ELEVATION	1
SK-009	SECTIONS	1
SK-010	3D VIEWS	1

APPLICABLE TO ALL WORKS

- These drawings are part of a town planning approval application and should not be used for any other reason
- These drawings are approximate and conceptual
- Traffic/stormwater/operational works: as per civil engineer documents and drawings if required
- Current locations and boundary line are approximate, relevant survey to be conducted before any documentation or construction
- Refer to townplanning application and operational works documentation when viewing these plans
- These drawings are conceptual and do not reflect building approval, plumbing approval, QFRS approval or disability requirements. Client to confirm and get approval from relevant authorities
- Figured dimensions take precedence over scaled.
- Check all dimensions on site prior to fabrication or setout.
- Refer specification for description of codes for finishes and materials.
- Refer any discrepancies to the architect.
- All works to be in accordance with the current amendments of building code of Australia, standard building by-laws 1975-1991, building act amendment act.
- All storm water discharge to be in accordance with the local authorities requirements.
- All sewer connections to be in accordance with the local authorities requirements.
- Footpaths, kerbs and channel and road pavement to be rectified to the satisfaction of the manager of works of the local authority.
- Termite protection to be achieved by monolithic slab construction, slab edge and inspection zone. Provide termimesh to all areas where inspection zone cannot be achieved. All in accordance with AS3660.1.
- Builder to provide compliance notice to architects.



1. LOCATION PLAN

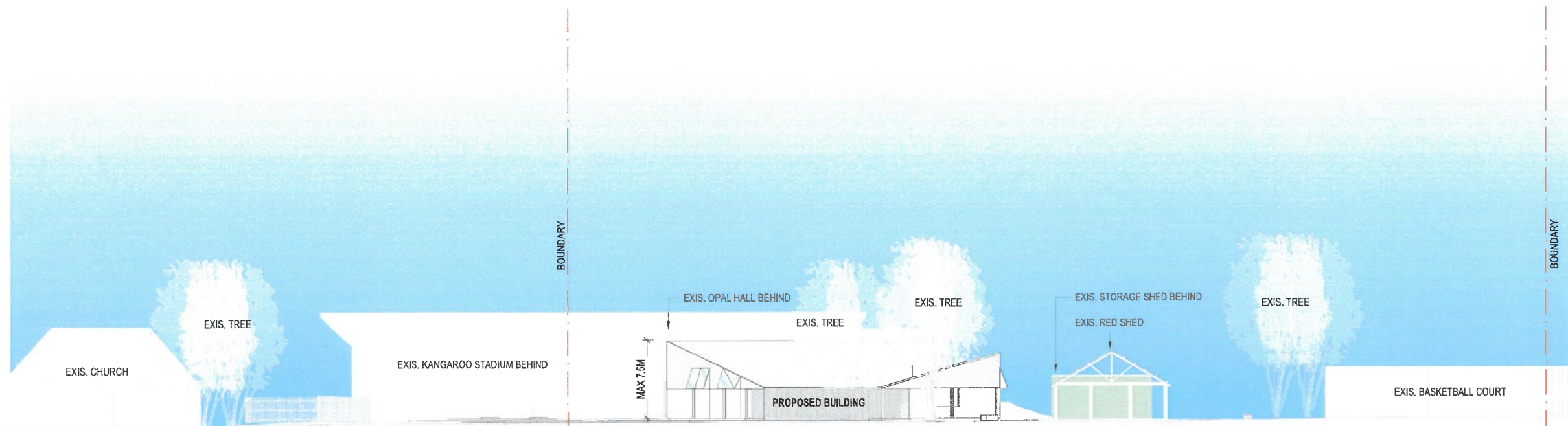
1: 500 @ A1



2. EXISTING STREET ELEVATION

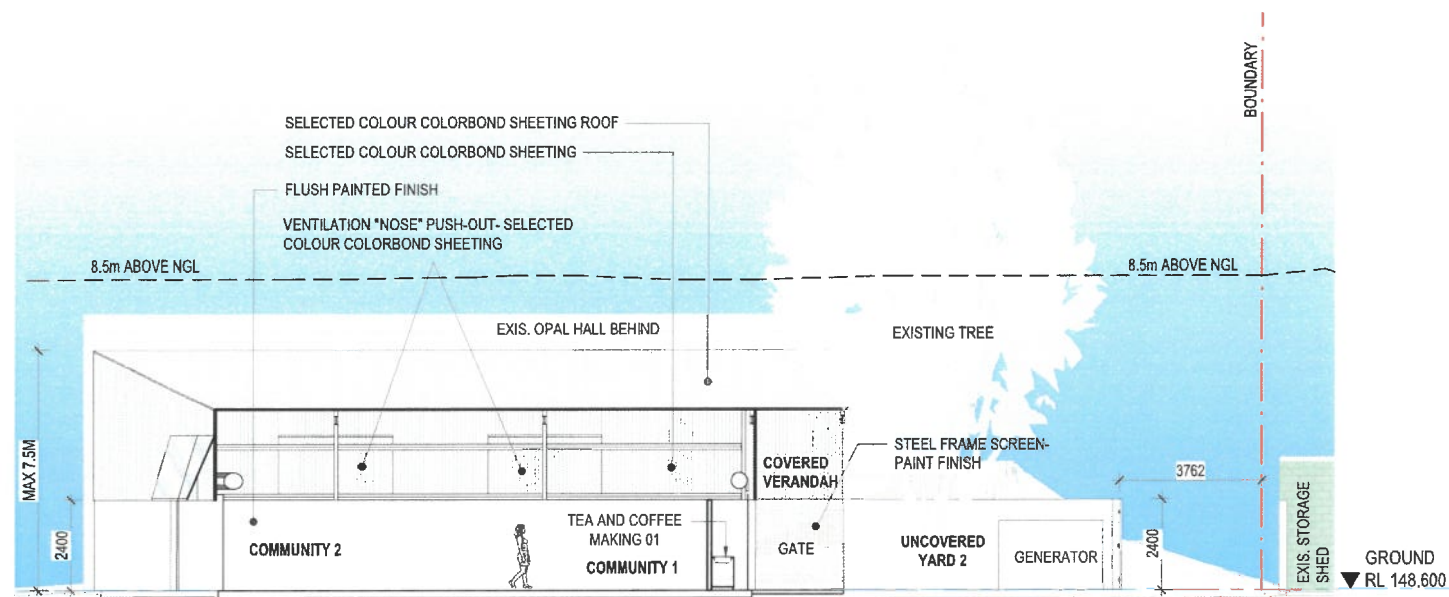
1: 2 @ A1





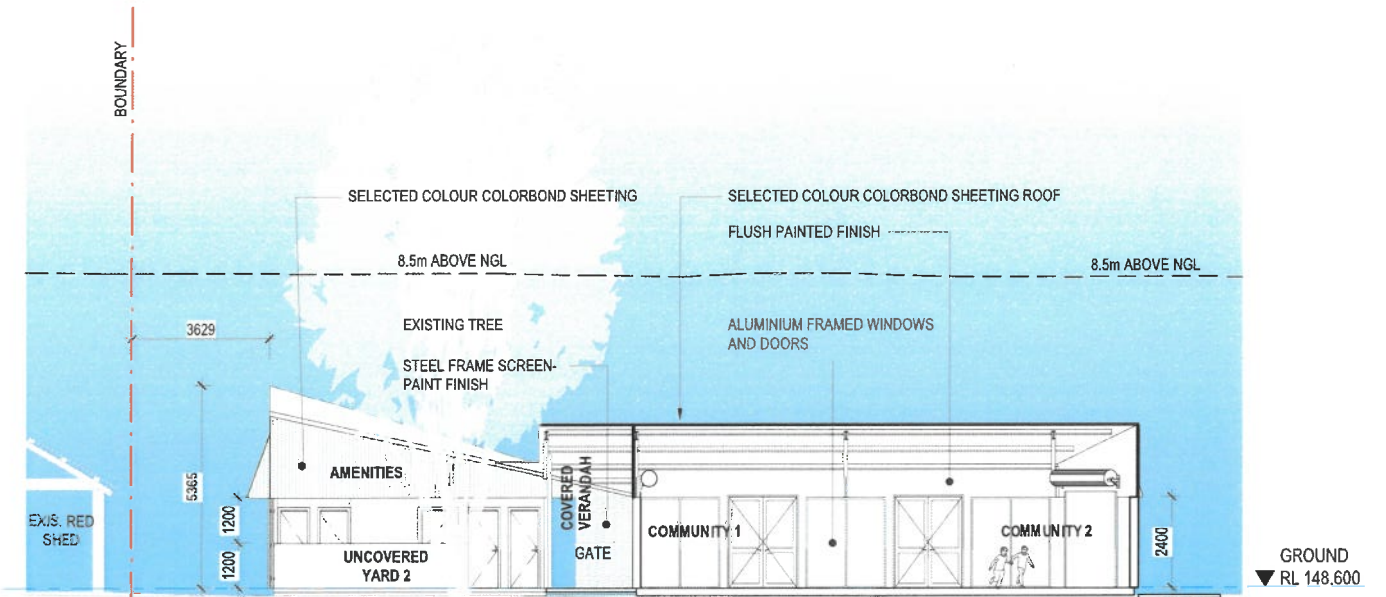
1. NORTH ELEVATION (RANKIN ST.)
1:200 @ A1

CONCEPT ONLY



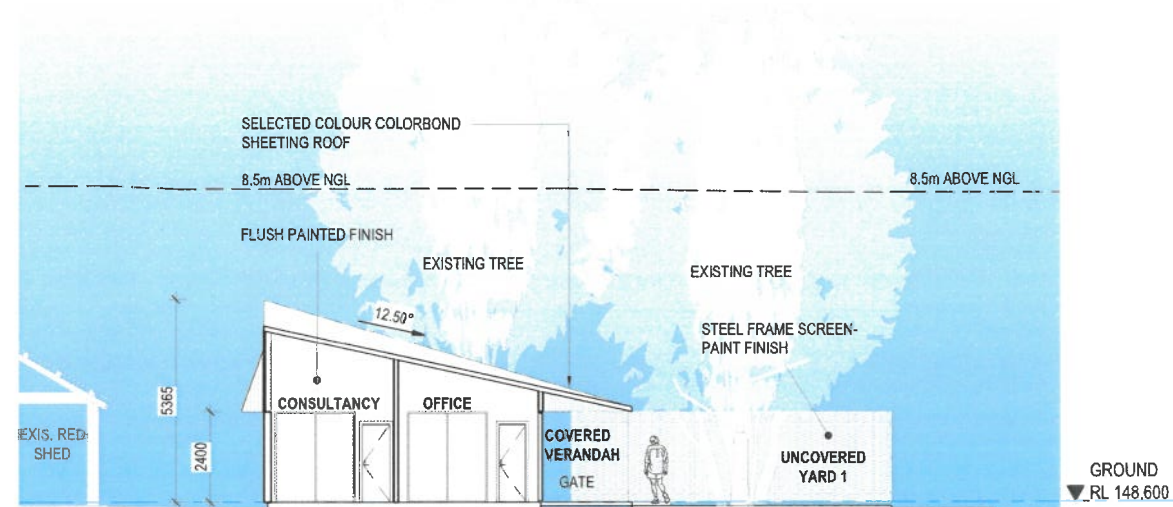
A. Section A

1:100 @ A1



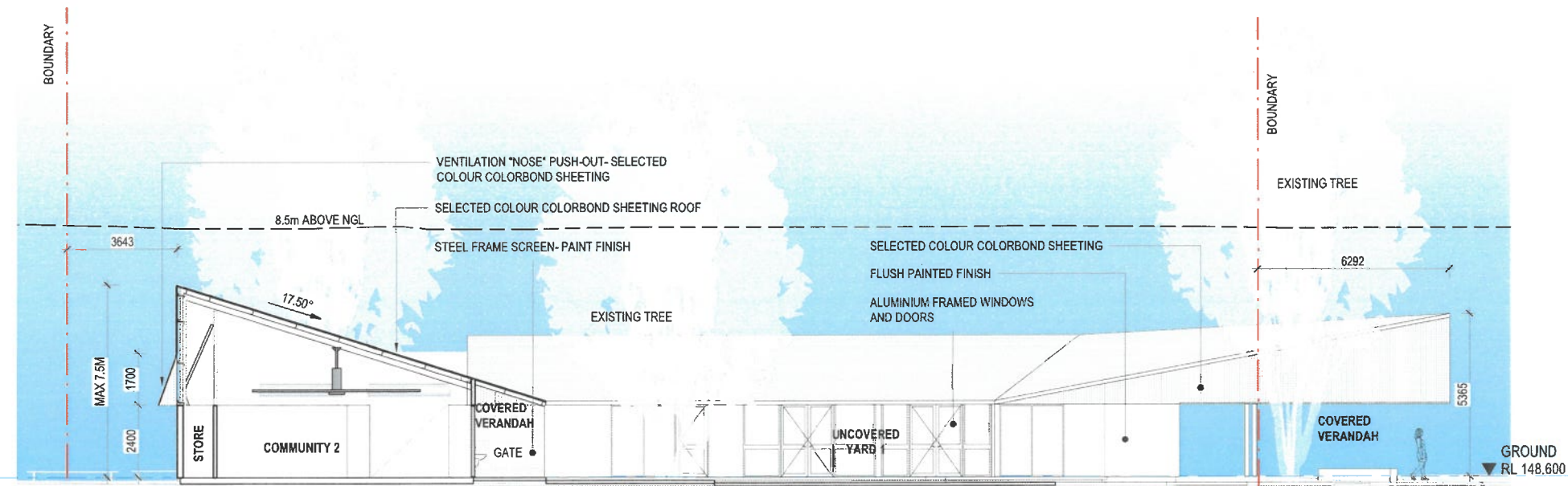
B. Section B

1:100 @ A1



C. Section C

1:100 @ A1



D. Section D

1:100 @ A1



CONCEPT ONLY