

# COUNCIL REPORT

1st Ordinary Council Meeting

<b>AGENDA ITEM:</b>	13.2.3
<b>REPORT TITLE:</b>	Major Capital Projects December 2022 Update
<b>MEETING DATE:</b>	Tuesday 6 December 2022
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<b>APPROVER:</b>	General Manager of Infrastructure, Nadine Nilon

## COMMUNITY PLAN

Governance: Council is trusted by the community and invests in things that the public value.

## PURPOSE

The purpose of this Report is to update Council on major capital projects currently underway.

## KEY MESSAGES

- Council has several capital projects underway that are greater than \$1 million in value.
- Due to the scale of the projects, this report provides an update to the status of major projects with a value of over \$1 million.
- The following projects have updates included as attachments to this report.
  - SWELL Construction
  - Zuccoli Community Hub - Dog Park
  - FiberSense
- Planning for major projects additional to the those listed are also included within this report with updates.
- Capital projects occurring with a value less than \$1 million are updated within the Infrastructure Directorate quarterly reports, and relevant financial reporting.

## RECOMMENDATION

THAT Report entitled Major Capital Projects December 2022 Update be received and noted.

## BACKGROUND

Council has a Capital Works Program worth over \$27 million this financial year. This includes a broad range of asset renewal programs along with major capital projects.

Capital projects are any project where a Council asset is built or renewed. This can include new assets, such as a new shade over a playground, or replacement (also referred to as renewal) of assets such as road resurfacing. Typically, Council's capital programs and projects are reported through specific project communications and with updates within quarterly and financial reports.

As there are several major projects underway, with values of over \$1 million each, an update report is prepared to provide Council with regular updates on these significant projects.

### DISCUSSION

Updates on the following major capital projects currently under construction are included as attachments to this report:

- SWELL Construction **Attachment 13.2.3.1**
- Zuccoli Community Hub – Dog Park **Attachment 13.2.3.2**
- FiberSense **Attachment 13.2.3.3**

Council is also progressing the planning for future, proposed major capital works, as summarised below.

#### Driver Community Centre

The Driver Resource Centre was constructed in the mid 1980's as a Childcare Facility co-located with the adjacent Driver Primary School.

- The building is located on Lot 4196, Town of Palmerston.
- The lot is 2070 square metres but constrained by significant easements, leaving approximately a 450 square metre area available for construction of a building.
- The lot is zoned Community Purpose.
- The building, owned by Council, is currently leased.

The design contract was awarded in October 2022 to undertake a preliminary design, including a needs assessment for the replacement of the Driver Resource Centre located at 19 Driver Avenue with a modern Community Centre. The estimated overall cost of the design and construction is anticipated to be in the order of \$2 million. Work is progressing on the needs assessment, with a more detailed update, including needs assessment, will be provided to Council early in 2023.

#### Zuccoli Community Hub – Future Stages

The Master Plan for the Zuccoli and Surrounds Community Hub, incorporates an off-leash dog park, walking trails, a skate park and pump track, a playground, children's boutique library, community centre and a garden of reflection. The project has an estimated cost of \$20 Million and is anticipated to be delivered over a 5-year period, commencing in 2022. The Community Hub will be delivered in stages, the first stage being the Dog Park and the second stage will be the Skate Park and Pump Track. The Skate Park and Pump Track has an estimated cost of \$1.5 Million and will be funded by Council.

City of Palmerston submitted a Building Better Regions Fund (BBRF) - Infrastructure Projects Stream - Round 6 - Application for the Zuccoli Community Hub (Buildings). The Australian Government has advised that BBRF - Round 6 - Application is not proceeding, however, Council will be able to apply for funding under the new Growing Regions Program when it becomes available.

This year, Council has allocated \$500,000 for the construction of a pump track within the Zuccoli Community Hub and has identified funding for the Community Centre and Library facilities subject to grant funding. Procurement for the design components of these elements will commence in December 2022, enabling the design to be completed early 2023, with the pump track being a priority for construction to occur in the 2023 dry season.

#### Archer Waste Management Facility Upgrade

Upgrade of the Archer Waste Management Facility includes design, relocation of the gatehouse, construction of a recycling area and construction of a general waste push-pit area (with roof). The design phase of the project is in progress to enable a tender for construction in the 2023 dry season.

Total project funding is \$1.6 million which includes a NTG Grant of \$400,000. Council has also been successful in its grant application for the NT Recycling Modernisation Fund for a cardboard compactor at

the Archer Waste Management Facility. Project funding for the cardboard compactor is \$200,000 which comprises NTG NT Recycling Modernisation Grant of \$100,000 and Council capital contribution of \$100,000.

Since the previous Major Capital Projects update provided in October 2022, geotechnical site investigations have been undertaken. Detailed design continues to remain in progress.

### **CONSULTATION PROCESS**

Consultation with the community and stakeholders is occurring as relevant to each project.

### **POLICY IMPLICATIONS**

There are no policy implications for this Report.

### **BUDGET AND RESOURCE IMPLICATIONS**

The projects are being delivered within the 2022-23 Capital Works Program. Individual budget updates are included with the current project summaries.

### **RISK, LEGAL AND LEGISLATIVE IMPLICATIONS**

There is a risk that failure to deliver on these projects in the time specified may result in community dissatisfaction. At this stage of the projects no delays have been identified. Council will receive regular reports in progress of constructions and timeframes as will the community and relevant stakeholders.

Within the current market for design, construction and project support resources, there are risks of increasing costs and delays. These are being managed within each individual project as required. Overall, there are resourcing constraints relating to deliver multiple significant projects at one time and processes are underway to recruit and engage relevant project managers and support.

This Report addresses the following City of Palmerston Strategic Risks:

#### **6 Fails to deliver the strategic vision for the City**

Context: Ensuring vision is delivered effectively & efficiently, progress is measurable & celebrated.

### **ENVIRONMENT SUSTAINABILITY IMPLICATIONS**

The benefits of these projects are numerous, including enhancing the amenity of the local area; providing greater health and lifestyle choices; increasing social diversion and youth engagement, local employment opportunities, improved public safety, increased waste recycling; and reducing the effects of heat and climate.

### **COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION**

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

### **ATTACHMENTS**

1. SWELL Construction December Update [13.2.3.1 - 2 pages]
2. Zuccoli Dog Park December Update [13.2.3.2 - 2 pages]
3. Fiber Sense December Update [13.2.3.3 - 2 pages]



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## SWELL CONSTRUCTION

DECEMBER 2022 Update

### **Project Overview**

**Summary:** The SWELL project is Palmerston's largest infrastructure project to date and is set to transform the current aging Palmerston Swimming and Fitness Centre into an aquatic and leisure precinct including a refurbished 50m pool with improved accessibility, heated program pool, an adventure play zone, warm water pool, half basketball court, events area, upgraded amenities and plenty of shade.

**Website Link:** <https://palmerston.nt.gov.au/operations/major-projects/swell-construction>

**Construction Budget:** \$19.4 million

**Funding Source(s):**

- City of Palmerston - \$6.9 million
- Australian Government - \$5 million (Building Better Regions Fund)
- Northern Territory Government - \$7.5 million (grant)

**Completion Date:** November 2023

**Contractor:** Jaytex Construction Pty Ltd

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### **Status Update**

**Percentage Complete:** 10%

**Actual Costs to Date (claims processed):** Nil, however the first claim has been submitted – approx. \$1.2m

**Approved Cost Variations:** -49,565.00 (Negative Variation – Design development)

**Works to Date Summary:**

In July 2022 the contract was awarded to Local NT company Jaytex Construction, with Minister Lawler, Federal Member Solomon, Mr. Luke Gosling, Mayor Athina Pascoe – Bell, and Neil Daffen (Jaytex) in attendance at the project launch event (pictured below). Palmerston Pool closed to the public on 20 August 2022.

Construction works commenced 22 August 2022. The Gym and Youth Centre are remaining operational during construction.

Project works in progress and / or completed to date:

- Segregation of the Youth Centre, kiosk and Gym from the construction site so to maintain their operations
- Tree removal/site clearing works
- Draining of the pools
- Demolition and removal of the pump house plantroom, leisure pool and shade structures
- Decommissioning and removal of redundant underground services
- Removal of waste material from site
- Underground service installation
- Electrical transformer pad construction
- Installation of electrical substation and water main
- Earth works, site leveling and building pad construction





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## SWELL CONSTRUCTION

DECEMBER 2022 Update



*Electrical Substation and Water Main*



*Pool Demolition Works*

**Upcoming Works:**

- Demolition works continuing
- Decommission and removal of redundant underground services
- Removal of waste material from site
- Installation of underground services
- Earth works, site leveling and building pad construction



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## ZUCCOLI COMMUNITY HUB – DOG PARK

DECEMBER 2022 UPDATE

### **Project Overview**

**Summary:** The Master Plan for the Zuccoli and Surrounds Community Hub, will incorporate an off-leash dog park, walking trails, a skate park and pump track, a playground, children's boutique library, community centre and a garden of reflection. Stage 1 is under construction and consists of a dog park with two fenced dog play areas with water play, public toilet and temporary car parking.

**Website Link:** <https://palmerston.nt.gov.au/operations/major-projects/zuccoli-and-surrounds-community-hub-construction-0>

**Construction Budget:** \$1.29 million (excluding GST)

**Funding Source(s):**

- City of Palmerston - \$890,000
- Australian Government - \$150,000 (Local Roads and Community Infrastructure Fund, Phase 2)
- Northern Territory Government - \$250,000 (grant for the public toilet)

**Completion Date:** March 2023

**Contractor:** Sterling NT

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### **Status Update**

**Percentage Complete:** 80%

**Actual Costs to Date (claims processed):**

- 2021/22 - \$317,614
- 2022/23 - \$721,232
- Total = \$1,038,846 Excl Gst

**Approved Cost Variations:** \$81,249 Excl GST – 5.38% of total contract

**Works to Date Summary:**

Following the project launch in June 2022, construction is well underway with several elements having been completed and others being constructed concurrently.

The following site works have been completed:

- Site clearing
- Civil and earth works
- Construction of concrete paving, light poles, shade structures
- Water main
- Services and concrete pad for Exeloo
- Fencing

Works currently underway include:

- Landscaping works
- Finalisation of pathways
- Installation of Exeloo
- Park luminaries





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## ZUCCOLI COMMUNITY HUB – DOG PARK

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DECEMBER 2022 UPDATE



Site

**Upcoming Works:**

Over the next month it is anticipated the works underway will be completed and the establishment of grassing will occur to enable an opening date to be finalised.

Due to supply timeframes the Exeloo installation anticipated completion date is March 2023.

## FIBERSENSE

DECEMBER 2022 UPDATE



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### **Project Overview**

**Summary:** A total of 60km of fiber optic cable will be laid throughout Palmerston CBD and Tiger Brennan Drive to detect vibrations in real time to understand and capture vehicular and pedestrian movements.

**Website Link:** <https://palmerston.nt.gov.au/operations/major-projects/fibersense-technology>

**Construction Budget:** \$2 million (including 5 years of data services)

**Funding Source(s):**

- City of Palmerston – \$500,000
- Northern Territory Government – \$1.5 million (grant)

**Completion Date:** November 2022 initial stages, Mid 2023 final stages.

**Contractor:** FiberSense Pty Ltd

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### **Status Update**

**Percentage Complete:** 95%

**Actual Costs to Date (claims processed):** \$1,322,635 or 66%

- 2021/22 – \$483,118
- 2022/23 – \$839,517

**Approved Cost Variations:** \$126,180 or 6.3%

**Works to Date Summary:**

As of end of November 2022, FiberSense has completed 90% of cable installation and splicing for the project. In summary, a total of 56km of pico-trenched fiber has been laid and activated.

To enhance the level of sensing and data collection on the pico-trenched network, FiberSense has added one more sensing unit to make it two sensing units in total. This does not incur any variation.

With this, fiber cable installation on City of Palmerston and Northern Territory Government roads have been completed, excluding the Civic Plaza Car Park which will be done next year.

The following are the updates to the works planned for the month of November:

- Sensing data on the CoP path – *Currently happening and being optimized for handover*
- Installation of second DFS unit for NTG path – *To be completed on the 24<sup>th</sup> of November*
- Project documentation submission – *Awaiting Asset Register Submission*
- As Built sent to contractor for creation – *To be completed by 30<sup>th</sup> November*

Progress is well underway, and the handover is projected to be completed by the first week of December.



## FIBERSENSE

DECEMBER 2022 UPDATE



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*Figure 1 Complete Routes: NTG Road (Blue) and CoP Road (Pink)*

### **Upcoming Works:**

The following works are underway for the coming months:

- Fibre cable installation on NTG Roads and Fibre cable installation on NTG Roads – To be completed by second quarter in 2023
- Software Development (Optical Setup, Digital Geotag, Commission Processing Chain and Detector Setup, Portal (GUI) Set up) – near completion
- Project Launch – December 2022