

Briefing Note

The Honourable Grace Grace MP
Minister for Education and
Minister for Industrial Relations

Action required: For Approval

Action required by: 28 September 2020

Urgent: Granting of project commencement approval at this time will allow the project to proceed without delay.

**SUBJECT: PROJECT COMMENCEMENT FOR SPORTS FIELDS AT ROCKLEA FOR
BRISBANE SOUTH STATE SECONDARY COLLEGE**

Summary of key objectives

- To seek the Minister's project commencement approval to the value of \$ s.47(3)(b) - C including GST (\$ s.47(3)(b) - C excluding GST) for the provision of a sports oval, amenities and car park for Brisbane South State Secondary College (BSSSC), located offsite at Rocklea.

Key issues

- The Department of Education is currently undertaking the construction of the new BSSSC in Dutton Park to be ready for Term 1, 2021.
- Given the small site area available for the BSSSC, only an indoor multi-purpose sports centre and external multi-purpose court have been proposed in the master plan. No sports fields can be accommodated within the school site.
- The department has purchased land located on Marshall Road, Rocklea to deliver the first stage of an off-site sporting facility (the project).
- The master plan for the BSSSC sports fields was prepared in mid-2019 and provides for the project to be delivered in two stages.
- Stage 1 will deliver a sports oval, amenities and car park. The cost estimate of Stage 1 is \$ s.47(3)(b) - C.
- This sporting facility will be established for BSSSC, however, there will be opportunities for surrounding schools and community to utilise the facilities in due course in consultation and managed by the Principal.
- The design has been developed in consultation with the school and departmental personnel to ensure the best outcomes and value for money are achieved.
- The department has progressed the planning and design for the project and is now seeking Request for Tender responses from suitably qualified organisations for the design and construction of the project.
- Construction of the proposed new facility is currently forecast to commence in October 2020. Completion of these works is anticipated in May 2021. Infrastructure Designation for this project was approved on 3 March 2020.

Media Implications and Opportunities

- Pending project commencement approval, positive media opportunities in the short term may include announcement of contract award to the successful contractor and a possible sod-turning event following contract award.
- There are no known media implications at this time.

Financial Implications

12. Project commencement approval to the value of \$s.47(3)(b) - including GST (\$s.47(3)(b) - C excluding GST) will allow contract award to the successful contractor.
13. The Minister for Education and Minister for Industrial Relations may approve the commencement of a project valued between \$5 million and \$10 million (including GST).
14. Funding is available from the Building Future Schools Program – Tranche A and is reflected in the department's Infrastructure Investment Portfolio.

Aboriginal and Torres Strait Islander Impacts

15. The department is required to satisfy any statutory obligations arising in relation to Native Title and Aboriginal or Torres Strait Islander cultural heritage prior to proceeding with any development activity.
16. No Aboriginal or Torres Strait Islander impacts have been identified.
17. A cultural heritage agreement has been negotiated for this site.

Background

18. The master plan for the BSSSC sports fields was prepared in mid-2019. The master plan was designed to be delivered two stages. The original cost estimate for Stage 1 of the master plan was \$s.47(3)(b) - Co
19. A value management exercise was undertaken in consultation with the school, project manager, quantity surveyor, architect and project team to reduce the scope of Stage 1 to provide a more economical and functional solution for the school.
20. A number of exclusions/reductions were identified which included: exclusion of spectator mound, exclusion of multipurpose courts, tennis courts, reduced size of buildings, reduced car-parking, exclusion of power substation on site with overhead poles to be utilised and associated external services to be moved to Stage 2.
21. The revised cost estimate for the reduced scope option for Stage 1 was \$s.47(3)(b) - (excluding GST), generating savings of approximately \$s.47(3)(b) - C(excluding GST).
22. On 28 November 2019, the Building Future Schools Board endorsed the reduced scope option for Stage 1, with the potential to provide the excluded/reduced elements in a future stage.

Recommendation

That the Minister **grant** project commencement approval to the value of \$**s.47(3)(b) - C** including GST (\$**s.47(3)(b) - C** excluding GST) for the provision of a sports oval, amenities and car park for Brisbane South State Secondary College, located offsite at Rocklea; and

NOTED**APPROVED/NOT APPROVED
ENDORSED/NOTED**

SHARON DURHAM
Chief of Staff
Office of the Hon Grace Grace MP
Minister for Education and
Minister for Industrial Relations

GRACE GRACE MP
Minister for Education and
Minister for Industrial Relations

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Minister's comments

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Director-General

Tel: (07) 3034 4752

Date: 25/9/2020

Briefing Note

The Honourable Grace Grace MP
Minister for Education
Minister for Industrial Relations and
Minister for Racing

Action required: For Approval

Action required by: ASAP

Critical: The Minister's approval is requested to increase the project commencement value of the new Brisbane South State Secondary College to meet the Government's delivery commitment for Term 1, 2021.

SUBJECT: REVISED PROJECT COMMENCEMENT APPROVAL FOR BRISBANE SOUTH STATE SECONDARY COLLEGE

Summary of key objectives

- To seek the Minister's approval for an increase of \$s.47(3)(b) - Cc including GST (\$s.47(3)(b) - Cc excluding GST) to the project commencement value for the new Brisbane South State Secondary College (BSSSC) to a revised project value of \$s.47(3)(b) - Contr including GST (\$s.47(3)(b) - Contr excluding GST).
- For the Minister to note that subject to the Minister's approval of the revised project commencement value, the Director-General will be requested to sign the revised purchase order for the contractor, Broad Construction Pty Ltd (Broad), to include the additional amount.
- For the Minister to note the additional funds will be sourced from the program contingency held in Building Future Schools (BFS) – Tranche A, which is currently holding \$s.47(3)(b) - Cc including GST (\$s.47(3)(b) - Cc excluding GST).

Key issues

- On 6 June 2019, the Governor-in-Council approved the project commencement value for up to \$s.47(3)(b) - Contr including GST (\$s.47(3)(b) - Contr excluding GST) for the construction of the BSSSC project.
- The Department of Education (DoE) is seeking to increase the project commencement value to increase the purchase order to cover variations incurred throughout the project.
- An increase of \$s.47(3)(b) - Cc including GST (\$s.47(3)(b) - Cc excluding GST) to the project commencement value is required, revising the total project value to \$s.47(3)(b) - Contr including GST (\$s.47(3)(b) - Contr excluding GST) to allow the project to pay for the works.
- The project commencement value increase can be fully funded within the BFS program, which is holding a sufficient level of contingency at the program level.

Project Variations

- The project has incurred significant variations during construction due to unforeseen circumstances as outlined below:
 - latent defects during demolition and construction (including the removal of asbestos materials and the importation of clean fill);

- the redesign and upgrade of external infrastructure works to address safety concerns for pedestrians and cyclists raised by: the Honourable Mark Bailey MP, Minister of Transport and Main Roads; Ms Jackie Trad, the former Member for South Brisbane; Mr Adrian Schrinner, Lord Mayor of Brisbane; and the local Councillor, regarding active travel around the perimeter of the new school;
- COVID-19 requirements (including additional site sheds and additional cleaning to comply with social distancing and COVID-19 requirements); and
- acceleration costs to mitigate delays due to delays from contamination removal, industrial action, inclement weather (use of precast concrete panels, resequencing, substitution of materials, additional shifts, etc.).

Budget issues

- At the commencement of the project, the pre-tender estimate had nominated a contingency amount of approximately \$s.47(3)(b) - Cont (excluding GST). As the tender results exceeded the allowances made, the project contingency was reduced to approximately \$s.47(3)(b) - C (excluding GST) to allow the contract to be awarded at that time within the nominated budget.
- The project's Quantity Surveyor has forecast that the cost to complete the new BSSSC is \$s.47(3)(b) - Cont including GST (\$s.47(3)(b) - Cont excluding GST), requiring an additional \$s.47(3)(b) - C (including GST).
- The addition of the \$s.47(3)(b) - C (including GST) to the project will bring the project contingency in line with the original estimate.
- The project's existing contingency has been fully exhausted and so the project is unable to pay for works required to complete the project.
- A summary of the above is provided in the table below:

Item	Value (excl. GST)	Value (incl. GST)
Project commencement value (ECM) for BSSSC	\$s.47(3)(b) - Cont	\$s.47(3)(b) - Cont
Increase to the project commencement value		
Revised total project commencement value	\$	\$

- A summary of those items that have major outstanding costs to be incurred are shown below:

Construction Variations	\$	Status
Early works variations	\$s.47(3)(b) - C	Costs incurred
Latent condition variations	\$	Costs incurred
Design and curriculum changes	\$	Costs incurred
Works associated with acceleration	\$	Ongoing costs
COVID-19 mitigation		Ongoing costs
Project driven variations		Ongoing costs
Changes to civil functional layout	\$	To be incurred
Contingency to complete		To be incurred
Return of value managed items in to the scope of works	\$	Ongoing costs
Total	\$s.47(3)(b) - C	

12. The costs of meeting COVID-19 requirements, the redesign of the intersection works and the need to ensure the safe separation between the school site and the ongoing construction works account for approximately \$s.47(3)(b) - Cc(excluding GST).
13. Subject to receiving Ministerial approval, the Director-General will be requested to sign the revised purchase order for the contractor, Broad.
14. The requested increase can be fully funded within the BFS program. BFS – Tranche A is currently holding program contingency of \$s.47(3)(b) - C including GST (\$s.47(3)(b) - Cc excluding GST).
15. The program contingency is unallocated. The other projects with BFS – Tranche A are considered to hold a sufficient amount of project contingency at this time.
16. If the increase cannot be secured, the project will be unable to pay the construction variations or further accelerate the construction program to ensure the school is ready for Day 1 of the 2021 school year, as DoE will be knowingly incurring costs it does not have authority to expend.
17. The project team continues to monitor the project to identify opportunities for cost and time efficiency.
18. The project team is working with the contractor to ensure the Day 1 delivery presents to a high standard and that the separation between the school and the adjacent construction site is safe for staff, students and workers.

Media implications and opportunities

19. Positive media opportunities include the announcement and/or site visit for the school opening.

Financial implications

20. On 6 June 201, the Project Commencement Executive Council Minute for up to \$s.47(3)(b) - Cont including GST (\$s.47(3)(b) - Cont excluding GST) for the construction of the BSSSC project was approved by Governor-in-Council.
21. The *Project Commencement Approval* policy published by Queensland Treasury states that the Minister or delegate is able to authorise variances within a 10% increase of the original approved value.
22. The increase in the project commencement value of \$s.47(3)(b) - Cc including GST (\$s.47(3)(b) - C excluding GST) constitutes an increase of approximately 6%.
23. The BFS program has sufficient funds to accommodate the increased project commencement value. Following increase to the BSSSC project, the program tranche contingency will be approximately \$s.47(3)(b) - C including GST (\$s.47(3)(b) - C excluding GST).

Background

24. As part of the BFS program, the Queensland Government announced that a new state secondary school will be delivered in inner Brisbane. The new BSSSC will be delivered at Dutton Park, in collaboration with the University of Queensland, to alleviate enrolment pressures for secondary school-aged students in Brisbane's inner city.
25. The Government announced that BSSSC would open in Term 1, 2021 with an intake of Year 7 students. Additional year levels will be added in subsequent years so that by 2026, the school will accommodate Years 7 to 12.
26. On 1 October 2019, the contract for the BSSSC project was awarded to Broad.

27. Construction commenced on 7 November 2019. The school will be delivered in stages during 2021. For Day 1, the school will operate from Learning Hub 1, parts of the Administration Hub, the sports hall and the Active Park. The Creative Hub, the Learning Oasis and the balance of the spaces will be handed over at the commencement of school terms throughout 2021.
28. Project delays attributable to a delay in the project's contract award, inclement weather and latent conditions associated with contaminated soil have resulted in a risk that the forecast final completion date of the project will be beyond the start of school 2021.

Summary of cost impositions on the program

29. The site received a significant amount of rainfall from November 2019 until early 2020, resulting in delays to the construction program.
30. The contractor, Broad, removed over 5300 tonnes of asbestos contaminated soil since site possession in November 2019. Additional fill was brought into the site to replace the soil removed.
31. A redesign of the project's external infrastructure, which had been approved through an operational works approval from the Brisbane City Council, was sought by the Department of Transport and Main Roads, who was required to respond to a community petition (3328-20) lodged with the Legislative Assembly on 19 May 2020. The cost of the changes is estimated to be approximately \$5.4 million, which will need to be funded from the project—contributions are not forthcoming from other sources.
32. Acceleration works to preserve the program include the use of precast in lieu of in-situ elements to stairs and lift cores throughout the project, the reinstatement of the Active Park area to provide an entry and play area for Day 1, the installation of temporary gantry and hoarding to ensure the safe separation between students and construction work and the use of generators to power the site before power connections had been completed.
33. The project is unable to meet its financial commitments to complete the works if an increase to the project commencement value is not approved.

Recommendation

That the Minister:

- **approve** an increase of \$s.47(3)(b) - C including GST (\$s.47(3)(b) - C excluding GST) to the project commencement value for the new Brisbane South State Secondary College to a revised project value of \$s.47(3)(b) - Contr including GST (\$s.47(3)(b) - Contr excluding GST); and
- **note** that subject to the Minister's approval of the revised project commencement value, the Director-General will be requested to sign the revised purchase order for the contractor, Broad Construction Pty Ltd.

NOTED

APPROVED/NOT APPROVED ENDORSED/NOTED

SHARON DURHAM
Chief of Staff
Office of the Hon Grace Grace MP
Minister for Education
Minister for Industrial Relations and
Minister for Racing

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Minister's comments

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Updated: 04/09/2020
Updated: 25/11/2020

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Mob:
Date:

Inner City South SSC Weekly Site Report

Week Ending: 25th September 2020

1. Site Photos

(please include detailed caption in order to demonstrate the progress on site)



Figure 1 D 7 Precast complete



Figure 2 D 8 Deck & Walls forming



Figure 3 Building C Structural Steel ongoing, roof safety mesh installed



Figure 4 Building C Level Stairs pouring



Figure 5 Building B Level 6 Pour 1 poured



Figure 6 Building E Level 3 pour 5 poured 21/09



Figure 7 Building E Structural steel on going, precast lift installed

2. Activities Completed This Week

- Site Works:
 - Nil
- Block B (creative)
 - Pour Level 6 pour 1
 - Continue façade works
 - Install rainwater tanks to Level 2
 - Installed liner to fire tanks to Level 2
- Block C (admin)
 - Install roof safety wire & commence gutters
 - Continue C-Lift-1 install
 - Sheet walls to Level 3
 - Services rough-in to Level 4
 - Complete structural steel to lectorial facade
 - Commence framing to Level 5 & 6
- Block D (learning)
 - Pour Level 8 (plant room slab)
 - Continue roof structural steel
 - Continue services rough-in to Level 3
 - Continue finishes to Level 4
 - Level 5 glazing & partitions commence
 - Strip/Load out formwork to Level 6
- Block E (hall / health)
 - Poured last Level 3 slab
 - Commence Level 4 formwork
 - Continue steel erection to hall
 - Continue Level 2 services
 - Continue temporary site amenities to carpark area

3. Activities to be Completed Next Week

- Site Works:

- Nil
- Block B (creative)
 - Pour Level 6 pour 2
 - Complete formwork to Level 7 Pour 1
 - Continue façade works
 - Strip Level 3 formwork/backprops (1st pour)
- Block C (admin)
 - Install roof sheeting
 - Continue C-Lift-1 install
 - Sheet ceilings & commence setting/sanding to Level 3 plasterboard walls
 - Services rough-in to Level 4
 - Commence framing to Level 5 & 6
- Block D (learning)
 - Strip formwork to Level 8 plantroom
 - Complete roof structural steel
 - Install glazing to Level 4
 - Services rough-in to Level 5
 - Commence partition setout to Level 6
- Block E (hall / health)
 - Complete Level 4 formwork
 - Complete steel erection to hall
 - Complete temporary site amenities to carpark area

4. Overdue Activities / Milestones
(please provide a high level of detail)

Inner City South SSC Weekly Site Report

Week Ending: 2nd October 2020

1. Site Photos

(please include detailed caption in order to demonstrate the progress on site)



Figure 1 D Senior Feature Precast in progress



Figure 2 D 8 Deck poured, forming walls



Figure 3 Building D Structural steel ongoing



Figure 4 Building D Level 4 framing & roughins ongoing



Figure 5 Building D Level 5 framing and rough ins on going



Figure 6 Building C Level 3 Fit out ongoing, glazing commenced



Figure 7 Building C level 4 fitout ongoing



Figure 8 Building C Level 5 fitout ongoing



Figure 9 Building C Level 6 framing and roughins



Figure 10 Building C Level 7 Framing and rough ins commenced



Figure 11 Building B Level 6 poured, feature precast installed



Figure 12 Building B Level 7 Pour 1 prep ongoing



Figure 13 Building E Level 4 Deck forming

2. Activities Completed This Week

- Site Works:
 - Annerley Rd stormwater commenced
- Block B (creative)
 - Pour Level 6 pour 2 (Fri 2nd Oct)
 - Finalise formwork to Level 7 Pour 1
 - Continue façade works
 - Strip Level 2 backprops
- Block C (admin)
 - Install roof sheeting
 - Complete C-Lift-1 install
 - Finalise ceilings & wall sheeting to Level 3 (waiting internal glazing frames to finalise some areas)
 - Glazing 50% install to Level 3
 - Completed structural steel to lectorial
 - Measure glazing to lectorial
 - Framing & services rough-in continue to Level 5
 - Commenced framing & services to Level 6
- Block D (learning)
 - Pour Level 8 build D plantroom upstand walls
 - Continue roof structural steel
 - Continue services & framing to Level 4
 - Continue services & framing to Level 5
 - Commence underslung services to Level 6
- Block E (hall / health)
 - Complete Level 4 formwork
 - Commence roof battening to hall steel
 - Complete temporary site amenities to carpark area

3. Activities to be Completed Next Week

- Site Works:
 - Continue stormwater to Annerly Rd

- Commence roadworks to Annerly Rd slip lane
- Block B (creative)
 - Pour Level 7 pour 1
 - Complete formwork to Level 7 pour 2
 - Continue façade works
 - Commence finishes works / temp amenities to Level 2
- Block C (admin)
 - Finalise sheeting to Level 3
 - High level services to lectorial
 - Commence services rough-in to Level 6
 - Commence setout of balustrade to Level 6 to 7 stairs
- Block D (learning)
 - Complete roof structural steel
 - Install glazing to Level 4
 - Commence sheeting to Level 4
 - Deliver glazing to Level 5
 - Commence services rough-in to Level 6
- Block E (hall / health)
 - Complete reo/services to Level 4 slab
 - Continue roof battening to hall
 - Complete temporary site amenities to carpark area
 - Commence acoustic wall steel to external court

4. Overdue Activities / Milestones

(please provide a high level of detail)

Inner City South SSC

Weekly Site Report

Week Ending: 9th October 2020

1. Site Photos

(please include detailed caption in order to demonstrate the progress on site)



Figure 1 D Level 4 Framing and rough ins



Figure 2 D Level 5 Framing and rough ins



Figure 3 Building D Structural steel & roofing ongoing



Figure 4 Building D Level 8 walls poured



Figure 5 Building D Level 5 framing and rough ins on going



Figure 6 Building C Level 3 Fit out ongoing, glazing ongoing



Figure 7 Building C level 4&5 partitions in, framing and rough ins ongoing.



Figure 8 Building C Level 5 fitout ongoing



Figure 9 Building C Level 6 framing and roughins



Figure 10 Building C Level 7 roofing ongoing



Figure 11 Building B Level 7 being formed



Figure 12 Building E Level 4 Deck in progress



Figure 13 Building E structural steel ongoing

2. Activities Completed This Week

- Site Works:
 - Completed stormwater to Annerly Rd
 - Commenced roadworks to Annerly Rd slip lane
 - Prep works for LV power crossings to Gladstone Rd
- Block B (creative)
 - Poured Level 7 pour 1
 - Completed formwork to Level 7 pour 2
 - Commenced finishes works / temp amenities to Level 2
 - Commenced removal of backprops/formwork to Level 5, 4 & 3
- Block C (admin)
 - Finalise sheeting to Level 3
 - High level services to lectorial
 - Commence services rough-in to Level 6
 - Commence setout of balustrade to Level 6 to 7 stairs
- Block D (learning)
 - Complete roof structural steel
 - Install glazing to Level 4
 - Commence sheeting to Level 4
 - Deliver glazing to Level 5
 - Commence services rough-in to Level 6
- Block E (hall / health)
 - Complete reo/services to Level 4 slab
 - Continue roof battening to hall
 - Complete temporary site amenities to carpark area
 - Commence acoustic wall steel to external court

3. Activities to be Completed Next Week

- Site Works:
 - Commence roadworks to Annerly Rd slip lane
- Block B (creative)
 - Pour Level 7 pour 2

- Continue façade works
- Commence building temporary amenities to Level 2 bike store
- Complete striping of formwork / props to Level 3, 4 & 5
- Commence Level 3 internal works
- Block C (admin)
 - Finalise sheeting to Level 3
 - Continue lectorial services
 - Commence services rough-in to Level 6
 - Commence Level 6 partition works
- Block D (learning)
 - Commence roof wire / insulation to roof
 - Install glazing to Level 5
 - Commence sheeting to Level 4
 - Commence services rough-in to Level 6
 - Commence Level 7 setout
- Block E (hall / health)
 - Pour Level 4 slab
 - Continue roof battening to hall
 - Complete temporary site amenities to carpark area
 - Commence acoustic wall steel to external court
 - Commence Level 5 formwork

4. Overdue Activities / Milestones
(please provide a high level of detail)

Released under RTI Act by DOE



Monthly Status Report No. 23

Document Date: 21st October 2020

Brisbane South State Secondary College

Project No: 34-151208

Prepared for the Department of Education by:

Ridgemill Pty Ltd



Executive Summary

a) Project Description

The Building Future Schools Fund will deliver the Brisbane South State Secondary College (BSSSC) in Brisbane's inner south to provide an outstanding education facility which will provide enrolment relief to Brisbane State High School (BSHS) and assist in accommodating future growth in the area. The school will sit proudly in Brisbane's Knowledge Corridor and incorporate vertical schooling design to maximise its inner city location.

This project is for a new State Secondary College to be constructed in Inner City South. The proposed infrastructure staging profile is:

- Stage 1a - No later than the start of Term 1, 2021 for 250 students (accommodation for Year 7 cohort)
- Stage 1b - No later than the start of Term 1, 2022 for an additional 500 students (accommodation for Year 8 & 9 cohorts)
- Stage 2 - No later than the start of Term 1, 2024 for an additional 750 students (accommodation for Year 10 to 12 cohorts)

From early discussions in the Project Control Group meetings, it was agreed that it would be better to deliver Stage 1a and 1b together with Student Services, Admin, Learning Hub Building, Carparking and the Hall being delivered initially, and the balance of the Stage 1B building to be delivered a few months after Stage 1A ensuring student safety is maintained.

The Project Control Group changed the enrolment figures from 1500 to 1650 during the meeting held 11/06/2019. The build capacity was increased from 1650 to 1940.

b) Project Current Status

Summary Status

- Site Meetings continue on a weekly basis.
- Weekly meetings are being held to track progress against the program.

Design

- TMR recommended changes to intersection layouts as a result of a petition sent through to the Minister of Transport – in particular looking at slip lanes / bike and pedestrian access.
 - Stage 2 - Grantham, Maldon & Annerley Road: BCC OPW approval was received on the 30th September 2020.
 - Stage 1 - T.J Doyle, Gladstone, Lochaber St: The BCC pre-lodgement meeting conducted on the 1st October 2020 with the subsequent OPW application submitted on the 6th October 2020. BCC RFI's were received on the 20th October 2020 and the consultants are currently provided the required responses. The OPW approval is still targeted for the 30th October 2020.
- Final IFC drawings have now been issued for comment to DoE. Comments have been received from DoE/BVN and being incorporated into the build.

Main Works

- The Admin roof is complete and scaffold currently being stripped. Framing is being installed to Level 6, with Level 7 set out in progress. Expecting the Lectorial to be glazed by 13th November.
- Creative hub Level 8 plant room slab being poured today. The Structural Steel set out has commenced. Level 3 formwork has been removed and duct work install has commenced. Structural steel to the flyover roof will commence in the next few weeks.
- Learning Hub Stage 1 Level 8 plant room slab is complete, waterproofing in progress. Roof structural steel is complete. Glass has been installed to Level 4, in progress to Level 5 and will take delivery of Level 6 glass on Monday.

- Sports Hall roof battening is complete. FC for the roof expected to arrive Tuesday next week. Scaffold around the sports store / along Grantham St is in the process of being stripped. Feature precast to be installed next week. Temporary site amenities are in use in the carpark area.
- Health Hub Level 5 slab to be poured 26/10 (weather dependant). Expecting to install structural steel and tie in with the Hall by mid-November.
- Broad have been given an instruction to remove Learning Hub Stage 2 fit out from their scope of works. We are currently working with Broad to determine the extent of works remaining to be able to handover the shell and determine the anticipated PC date.

External Civil Works

- Stage 2 - Grantham, Maldon & Annerley Road: Broad is progressing the works off the revised OPW received on the 30th September 2020. The Annerley Rd / Grantham St corner is expected to be opened up next week.
- Stage 1 - TJ Doyle, Gladstone, Lochaber St: BCC RFI's were received on the 20th October 2020 and the consultants are currently providing the required response. Broad are in the process of assessing if any works can be commenced under the existing OPW approval.
- Broad are in the process of assessing if any works can be commenced under the existing Streetscaping, street and pedestrian lighting, QUU and traffic signaling works approvals.
- Mains Power - Mains power was switched on 28/8/2020. Switchboard installation is still in progress to the individual buildings.

Program and Next Milestone

Program

- The project continues to be affected by delays from the original delay in award, contaminated soils, extreme weather and possible COVID-19 impact (of which the complete extent is unknown at present). To date, COVID impacts have included additional cleaning costs and an emphasis on social distancing which has caused a large increase in the site crib huts. Gair Park 3-storey workers accommodation has provided for an additional workforce of approx. 125 workers – pre-COVID this same area would have housed approx. 300 workers.
- Whilst we are progressing where we can, the project timeline is extremely condensed. DoE have instructed we are now to progress acceleration.
- An updated program has been provided, which will focus our attention to ensure we deliver enough space for the first year cohort whilst ensuring the structural elements are complete, to allow the school to operate while interior finishes are completed to other areas.
- Weekly meetings are being held to track progress against the program.
- Stage 2 completion is mid-year 2021.

Milestones

- Tower crane 1 installation on Saturday, 28th February 2020 – complete.
- Tower crane 2 installation on Saturday, 4th April 2020 – complete.
- First installation of precast core (Admin) on Friday, 20th March 2020 – complete.
- First ground floor slab (Admin) 20th April 2020 - complete.
- Admin Level 4 slab 12th May 2020 – complete.
- Installation of Stair 2 precast to creative hub 23rd May 2020 – complete.
- Hall Structural Steel complete.
- Last concrete pour to Health Hub (Level 5) 26th October 2020

Budget and cost management

- The forecast final Gross Project Cost is estimated at \$s.47(3)(b) - Contrary (excl. GST).
- Approximately 95% of contingency is now committed due to various items including but not limited to contaminated soils and their replacement with imported fill, numerous design changes made by DoE and several Council and Infrastructure suppliers amendments to preliminary design elements. We will also be using contingency for acceleration items, and Covid-19 implications of an unknown duration. This means the contingency will be depleted. The Department has applied for additional funding of \$million (\$million for the project and \$million for acceleration costs). A detailed breakdown of costs, both approved and projected have been provided to the BFS team to support the additional funding request.
- Presently, the forecast final costs is in excess of available funds in the order of \$mil, we are currently negotiating with the contractor to delete all internal fitout works from Building D (Stage 2) to reduce the cost over run currently forecast.

Procurement Methodology

- The project is to be delivered utilising a Non-Traditional procurement strategy. An EOI was released to preferred PQC Level 3 Contractors provided by DoE and RFT to shortlisted contractors from the preferred contractors.
- Contracts for the works have now been awarded. Date of award 01.10.2019

Project Risks Summary

- The project timeline is extremely constricted due to the late award of the main building contract and EOT's for wet weather and further removal of contaminated soils.
- Since Broad took occupation of the site, the total quantity of asbestos contaminated soil removed from the site is 5,364.97t (As per Epic Environmental correspondence issued on the 05.02.2020)
- COVID-19 impacts at this stage include the requirement for extra site sheds and additional cleaning measures. Some imported items have become unavailable, the most recent being a VM cost saving item - Kingspan roof and walls to the sports hall. This will require a redesign or additional funding to revert back to the original design.
- Whilst negotiations with Energex continue, final installation is scheduled in August. The project team are working towards an earlier date for energising for the transformer system. DoE are currently in possession of the Energex easement documentation which requires lodgement prior to energising the transformer. Removal of the Grantham St overhead powerlines will not be happening at the same time as the road closure as expected, Energex has advised this is done by a separate department and scheduled for completion November. DoE attempting to fast track through Energex.
- TMR recommended changes to intersection layouts as a result of a petition sent through to the Minister of Transport – in particular looking at slip lanes / bike and pedestrian access. At present we believe this will cause a delay to the program for this portion of works in the order of 4 months.
- Rain events are forecast over the next fortnight and expected to be a continued risk until the end January with the wet season approaching.

c) Project Snap Shot Status

Time	Cost	Other sensitivities
▼	X	●

Traffic light legend (as assessed by the Project Manager)



Within tolerances



Projected to exceed tolerances



Exceeded tolerances

1. Plan/Photographs

Admin Level 3 Fitout ongoing, Glazing ongoing



Admin Lectorial Fitout ongoing



Admin roofing in progress



Learning Hub Level 4 Framing and Rough Ins



Learning Hub Level 8 walls poured.



Creative Hub Level 7 being formed



Health Level 4 deck in progress, due to be poured 26/10



Hall Structural Steel ongoing



Timelapse Camera - site overview:
Photo Location – Annerley Road:



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Document Version Control

Version	Date	Changes
V1.0		New Version - Created for use by external Project Managers
V1.1	Jan 2014	Attachment - Cash Flow Summary Status updated
V1.2	Jan 2014	3.3 Project Team – Added Contractor
V1.3	Feb 2014	Further amendments to Attachment - Cash Flow and notes
V1.4	July 2014	Executive Summary added. Section 11 added. Additional milestones dates added to Section 6.1. Other minor changes.
V1.5	Sept 2014	Page 1 - Guide note - file naming convention requirement.
V1.6	Sept 2014	Cash Flow updated to clarify forecast figures.
V1.9	Feb 2015	Guide Note - 1 PDF incorporating all pages rather than 2 documents with Executive Summary. Added Defects Management Plan and Defects List.
V.3.0	July 2019	Document converted back to Word. Updated various sections and Appendices.

2. Purpose

The purpose of this summary status report is to provide overview advice on activities that have been generally achieved by the project team and actions to be taken over the next four weeks.

This report also advises the identified project risks together with an outline of the mitigation measures as well as a broad program overview of upcoming activities and cash flow.

This document is to distributed (by email) to:

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4. Project Details

4.1. Facilities

The site has now been cleared of all previous standing structures. Stage 1 of construction works have commenced by Broad Constructions. The facilities proposed to be included in the Stage 1 works are:

- General Studies Areas
- Humanities & Social Science
- Enterprise Education
- Communication
- Theory Spaces - Practical Areas
- Science, Applied Technology, Engineering, Arts & Maths (STEAM)
- Science Laboratories
- Makerspaces
- Design
- Hard Materials Workshop
- Robotics and Electro Technology
- Food and Hospitality Centre
- Sports Centre
- Creative Industries
- Digi-Tech Library
- Art & Design Centre
- Music Centre
- Performing Arts & Multi-Media Centre – main building shell only. Future fit out by others
- Administration Building

5. Key Project Phases

The following outlines the activities that have been achieved to date and actions planned to be taken over the next four weeks for the key project phases of design, documentation and construction.

5.1. Design & Documentation

- TMR recommended changes to intersection layouts as a result of a petition sent through to the Minister of Transport – in particular looking at slip lanes / bike and pedestrian access.
 - Stage 2 - Grantham, Maldon & Annerley Road: BCC OPW approval was received on the 30th September 2020.
 - Stage 1 - TJ Doyle, Gladstone, Lochaber St: The BCC pre-lodgement meeting conducted on the 1st October 2020 with the subsequent OPW application submitted on the 6th October 2020. BCC RFI's were received on the 20th October 2020 and the consultants are currently provided the required responses. The OPW approval is still targeted for the 30th October 2020.
- Final IFC drawings have now been issued for comment to DoE. Comments have been received from DoE/BVN and being incorporated into the build.

5.2. Construction

Main Works

- The Admin roof is complete and scaffold currently being stripped. Framing is being installed to Level 6, with Level 7 set out in progress. Expecting the Lectorial to be glazed by 13th November.
- Creative hub Level 8 plant room slab being poured today. The Structural Steel set out has commenced. Level 3 formwork has been removed and duct work install has commenced. Structural steel to the flyover roof will commence in the next few weeks.
- Learning Hub Stage 1 Level 8 plant room slab is complete, waterproofing in progress. Roof structural steel is complete. Glass has been installed to Level 4, in progress to Level 5 and will take delivery of Level 6 glass on Monday.
- Sports Hall roof battening is complete. FC for the roof expected to arrive Tuesday next week. Scaffold around the sports store / along Grantham St is in the process of being stripped. Feature precast to be installed next week. Temporary site amenities are in use in the carpark area.
- Health Hub Level 5 slab to be poured 26/10 (weather dependant). Expecting to install structural steel and tie in with the Hall by mid-November.
- Broad have been given an instruction to remove Learning Hub Stage 2 fit out from their scope of works. We are currently working with Broad to determine the extent of works remaining to be able to handover the shell and determine the anticipated PC date.

External Civil Works

- Stage 2 - Grantham, Maldon & Annerley Road: Broad is progressing the works off the revised OPW received on the 30th September 2020. The Annerley Rd / Grantham St corner is expected to be opened up next week.
- Stage 1 - TJ Doyle, Gladstone, Lochaber St: BCC RFI's were received on the 20th October 2020 and the consultants are currently providing the required response. Broad are in the process of assessing if any works can be commenced under the existing OPW approval.
- Broad are in the process of assessing if any works can be commenced under the existing Streetscaping, street and pedestrian lighting, QUU and traffic signalling works approvals.
- Mains Power - Mains power was switched on 28/8/2020. Switchboard installation is still in progress to the individual buildings.

Program and Next Milestone

Program

- The project continues to be affected by delays from the original delay in award, contaminated soils, extreme weather and possible COVID-19 impact (which is unknown at present). To date, COVID impacts have included additional cleaning costs and an emphasis on social distancing which has caused a large increase in the site crib huts. Gair Park 3-storey workers accommodation will provide for an additional workforce of approx. 125 workers – pre-COVID this same area would have housed approx. 300 workers. This additional accommodation will have a cost impact in the order of \$ s.47(3)(b)
- Whilst we are progressing where we can, the project timeline is extremely condensed. DoE have instructed we are now to progress acceleration.
- An updated program has been provided, which will focus our attention to ensure we deliver enough space for the first year cohort whilst ensuring the structural elements are complete, to allow the school to operate while interior finishes are completed to other areas.
- Weekly meetings are being held to track progress against the program.
- Stage 2 completion is mid-year 2021.

Milestones

- Tower crane 1 installation on Saturday 28th February 2020 – complete.
- Tower crane 2 installation on Saturday 4th April 2020 – complete.
- First installation of precast core (Admin) on Friday 20th March 2020 – complete.
- First ground floor slab (Admin) 20th April 2020 - complete.
- Admin Level 4 slab 12th May 2020 – complete.
- Installation of Stair 2 precast to creative hub 23rd May 2020 - complete.
- Hall Structural Steel complete.
- Last concrete pour to Health Hub (Level 5) 26th October 2020

5.3. TPAS Reporting

Summary of Compliance	New Entrants	Other Workforce
Calculated Deemed Hours	65336	43557
Contract Agreed Hours	65336	43557
Actual Achieved Hours	11061	23589
Actual Achieved Percentage	16.9%	54.2%

6. Programme

6.1. Project Milestones

Schedule	Baseline	Current approved	Actual/ forecast	% complete
Schematic Design Commence	21-12-18	21/12/18	21-12-18	100
Schematic Design Complete	22-04-19	22/04/19	07-06-19	100
Schematic Design Approved (SD)	01-05-19	01/05/19	10/06/19	100
Financial Approval (FA) (Date FA request <u>sent</u> to delegate by PCO)	08-05-19	08/05/19	08/05/19	100
Financial Approval (FA) (Date FA request <u>approved</u> by delegate)	15-05-19	15/05/19	15/05/19	100
Contract Documentation Commence	01-05-19	01/05/19	01-05-19	100
Contract Documentation Complete	19-06-19	19/06/19	25/06/2019	100
Contract Documentation Approved (CD)	26-06-19	26/06/19	26-06-19	100
Ministerial Designation (Date Step 6 brief <u>sent</u> to Minister by PCO)	28/08/19	28/08/19	25-09-19	100
Ministerial Designation Approval (Date Step 6 brief approved by Minister)	26/09/19	26/09/19	20-09-19	100
Tender Open (TO)	26/06/19	03/06/19	01-07-19	100
Tender Close (TC)	07/08/19	05/07/19	10-08-19	100
Tender Complete (Recommend to DET)	21/08/19	21/08/19	12-08-19	100
Expenditure Approval (EA) (Date Brief <u>sent</u> to delegate by PCO)	24/08/19	24/08/19	07-06-19	100
Contract Award (CA)	29/07/19	29/07/19	01-10-19	100
Site Commencement (SC)	01/08/19	01/08/19	07/11/2019	100
Slab Complete				
Roof Complete				
Practical Completion (PC) Stage 1 SP1 (Civil Roadworks)	11/06/2020	11/06/2020	25/01/2021	
Practical Completion (PC) Stage1 SP2 (Admin/Staff Building)	20/10/2020	20/10/2020	01/02/2021	
Practical Completion (PC) Stage 1 SP3 (Learning Hub GLA 1/Multipurpose Hall)	18/11/2020	21/01/2021	25/03/2021	
Practical Completion (PC) Stage 1 SP4 (Creative Hub & Landscape External Finishes/Learning Plaza)	30/11/2020	04/02/2021	12/03/2021	
Practical Completion (PC) Stage 2 SP5 (Learning Hub GLA 2)	30/09/2021	01/06/2021	24/06/2021	
Final Completion Stage 1 SP1 (Civil Roadworks)			25/01/2022	
Final Completion Stage1 SP2 (Admin/Staff Building)			01/02/2022	

Final Completion Stage 1 SP3 (Learning Hub GLA 1/Multipurpose Hall/Learning Plaza)			25/03/2022	
Final Completion Stage 1 SP4 (Creative Hub & Landscape External Finishes)			12/03/2022	
Final Completion Stage 2 SP5 (Learning Hub GLA 2)			24/06/2022	

Notes:

1. Baseline is to be set at 100% Schematic Design.
2. Refer Section 7.2 for comments where the actual/forecast programme is tracking either ahead or behind the current approved baseline.
3. Percentage complete should be based on accrued position of the project.
4. **Practical Completion date is the Project Managers forecast date for completion of ALL work regardless of the contract position in Section 6.2.**

Released under RTI Act by DOL

6.2. Contract Status

	Contract status				
		34-151208 Stage 1A Admin	34-151208 Stage 1B GLA/External & Creative Hub	34-153974 Stage 2	34-153975 Infrastructure upgrade
A	Contract Award Date	1/10/2019	1/10/2019	1/10/2019	1/10/2019
B	Contract Duration	62 Weeks	68 Weeks	83 Weeks	42 Weeks
C	PM Project Contingency from Program <i>TE acceptance recommendation</i>				
D	Original Contract Practical Completion Date (A + B)	10/12/2020	21/01/2021	16/06/2021	22/07/2020
E	Extensions of Time Awarded <i>Add working days awarded</i>	38 days	44 days	45 days	17 days
F	Adjusted Contract Practical Completion Date (D + E)	02/03/2021	01/04/2021	25/08/2021	17/08/2020
G	Potential Extensions of Time (not yet agreed) <i>Add anticipated potential delay</i>				4 months

NOTE: Dates in Row D are the adjusted dates to accommodate for the late tender award.

7. Risk Management

7.1. Hot Issues / Significant Risks

Cause of the problem and impact on project (dot points)	Mitigation measures (dot points)	Problem overcome by when. Indicate if problem is likely to continue / escalate (dot points)
<p>Timeline for completion does pose a serious risk to opening 2021. Delays with late award, site contamination and poor weather have impacted the current PC dates.</p> <p>Major quantities of contaminated spoil – since Broad took occupation of site the total quantity of asbestos contaminated soil removed from site is 5,364.97t (As per Epic report 05.02.2020)</p>	<p>Constant discussions with the contractor will continue during the build to ensure the relevant areas for Day 1 are ready for 2021. Broad have committed to the opening dates.</p> <p>Progress Update Meetings occur on a weekly basis with Broad, specifically focussing on School Commencement Works.</p>	<p>This issue will remain for the projects duration. Measures to accelerate are ongoing.</p> <p>Replacing stairwell and lift wells to precast elements has been completed, saving 10no days.</p> <p>Other measures such as Honed Concrete, Soffit Linings and Builders lifts have been approved to assist in achieving the school's commencement date.</p> <p>Gair Park additional accommodation is now available for use which will allow an increase in labour force to comply with Covid social distancing guidelines.</p>

NOTE: Only provide this advice where the status is **red** or is **yellow** and will unavoidably become red.

7.2. Programme Risk Management

Threats / Mitigations / Opportunities

The reasons for variance between the Baseline programme and Actual are addressed in the relevant causes and events that follow:

- LOA was delayed 5 weeks which has caused the program to fall behind. The project group has met with the Executive Principal to work out what is needed for a year 7 cohort, as a worst case scenario. This has been conveyed to Broad and they are looking into the program to come back with separable portion dates.
- Whilst we are progressing where we can, the project timeline is extremely condensed. DoE have instructed we are now to progress acceleration.
- Cost – Major quantities of contaminated spoil removal during demolition and the requirement to refill to previous levels will cause increase in cost and time. Both of these elements have been assessed as the works are progressing.
- Since Broad took occupation of the site, the total quantity of asbestos contaminated soil removed from the site is 5,364.97t (As per Epic Environmental correspondence issued on the 05.02.2020)
- COVID-19 impacts at this stage include the requirement for extra site sheds and additional cleaning measures. Some imported items have become unavailable, the most recent being a VM cost saving item - Kingspan roof and walls to the sports hall. This has been reverted back to the original design with a cost impact of approx. \$[s.47(3)(b)]. The full extent of the COVID-19 impact is still unknown.
- There was a 10 day site closure for Easter and Union RDO's.
- There was a Union stoppage for 12 calendar days, which was exasperated by 2 union RDOs and the Ekka show day public holiday the following week.
- TMR requested changes to intersection layouts as a result of a petition sent through to the Minister of Transport – in particular looking at slip lanes / bike and pedestrian access. At present we believe this will cause a delay to the program for this portion of works in the order of 4 months.
- Rain events are forecast over the next fortnight and expected to be a continued risk until the end January with the wet season approaching.

Scope Change

- N/A

Extensions of Time Awarded to Date

	Tendered contract Practical Completion Dates	Preceding adjusted contractual date for Practical Completion after EOT award 1 (late contract award)	Preceding adjusted contractual date for Practical Completion	Extension of Time 14 (Broad reference EOT017)	
				No of business days awarded to the date of Practical Completion	Adjusted contractual dates for Practical Completion
SP1 - Civil and Roadworks	11-Jun-20	22-Jul-20	17-Aug-20	Nil	17-Aug-20
SP2 - C Block Admin Hub	20-Oct-20	10-Dec-20	02-Mar-21	Nil	02-Mar-21
SP3 - D Block Learning Hub	18-Nov-20	13-Jan-21	25-Mar-21	Nil	25-Mar-21
SP3 - E Block Hall / Health	18-Nov-20	14-Jan-21	15-Feb-21	Nil	15-Feb-21
SP4 - B Block Creative Hub	30-Nov-20	21-Jan-21	01-Apr-21	Nil	01-Apr-21
SP5 - D Block Learning Hub 2	10-May-21	16-Jun-21	25-Aug-21	Nil	25-Aug-21

Potential Extensions of Time (not yet agreed)

- Weather issues are ongoing.
- Additional site sheds on Active Park – delays to electrical and hydraulic external works. These sheds have now been removed and the HV works have been completed.
- TMR requested changes to intersection layouts as a result of a petition sent through to the Minister of Transport – in particular looking at slip lanes / bike and pedestrian access. At present we believe this will cause a delay to the program for this portion of works in the order of 4 months.

7.3. Budget Risk Management

Threats / Mitigations / Opportunities

Scope change

- DoE have directed scope changes in the order of \$s.4 million

Additional client costs (approved and projected)

- No additional client costs known at this date

Variations (issued, approved and projected)

VARIATIONS	DEMOLITION (WMA)	MAIN BUILDING WORKS (BROAD)	TOTAL
Value of Variations Approved	s.47(3)(b) - Co	s.47(3)(b) - Co	s.47(3)(b) - Con
Value of Variations Pending	-		
Forecast Variations	-		
Variations Rejected or Withdrawn	-		
Variations in Dispute	-	-	-

Contract claims (approved and projected)

- There are no known issues at this date. An update on costs is expected next week.

8. Budget

8.1. Budget Versus Forecast Final Cost

	Amount
Project Budget (Ex GST)	s.47(3)(b) - Contra
Forecast Final Cost (Ex GST)	s.47(3)(b) - Contra
Variance	s.47(3)(b) - Contra

8.2. Contingency

The table below outlines the predicted status of the overall project contingency based on current approved and forecast additional costs through to project completion.

Contract	Original contingency \$	Total provisional sum / quantities adjustment \$	Total variations / claims approved and projected \$	Total additional client costs approved and projected \$	Remaining contingency \$
Inner City South SSC	s.47(3)(b) - Co	s.47(3)(b) - Con	s.47(3)(b) - Con	\$0	s.47(3)(b) - Cor

Contingency status commentary:

- A contingency of 7% has been allowed within the estimate for possible latent conditions and contingent items.
- Contingency is now overcommitted due to various items including but not limited to contaminated soils and their replacement with imported fill, numerous design changes made by DoE and several Council and Infrastructure suppliers amendments to preliminary design elements. We will also be using contingency for acceleration items, and Covid-19 implications of an unknown duration. This means the contingency will be depleted. The Department has applied for additional funding of \$5 million (\$3 million for the project and \$2 million for acceleration costs). Detailed breakdown of costs, both approved and projected have been provided to the BFS team to support the additional funding request.

9. Project Cash Flow (Project No 34-151208)

Cash Flow Summary Status						
Month	Stage 1A & 1B 34-151208 Budget Construction Sum			Stage 1 & 2 34-153593 Consultant Fees (PM Team)		
	Value of Works Completed (Excl. GST) (Note 1)	Cumulative Value of Works Completed (Excl. GST)	Comments (Note 2)	Value of Works Completed (Excl. GST) (Note 1)	Cumulative Value of Works Completed (Excl. GST)	Comments (Note 2)
October, 2018 (Start of Project)	s.47(3)(b) - Contrary to Public Interest			s.47(3)(b) - Contrary to Public Interest		
November, 2018						
December, 2018						
January, 2019						
February, 2019						
March, 2019						
April, 2019						
May, 2019						
June, 2019						
July, 2019						
August, 2019						
September, 2019						
October, 2019						
November, 2019						
December, 2019						
January, 2020						
February, 2020						
March, 2020						
April, 2020						
May, 2020						
June, 2020						
July, 2020						
August, 2020						
September, 2020						
October, 2020			Current Period			Current Period
November, 2020						

December, 2020	s.47(3)(b) - Contrary to Public Interest		End of Project	s.47(3)(b) - Contrary to Public Interest	
January, 2021					
February, 2021					
March, 2021					
April, 2021					
May, 2021					
June, 2021					
July, 2021					
August, 2021					
September, 2021					
TOTAL		s.47(3)(b) - Contrary to Public Interest			End of Project

Month	Stage 2 - 34-153974 Budget Construction Sum inc.			34-153975 Infrastructure Upgrades		
	Value of Works Completed (Exc gst) (Note 1)	Cumulative Value of Works Completed (Exc gst)	Comments (Note 2)	Value of Works Completed (Exc gst) (Note 1)	Cumulative Value of Works Completed (Exc gst)	Comments (Note 2)
April, 2019		0		s.47(3)(b) - Contrary to Public Interest		
May, 2019		0				
June, 2019		0				
July, 2019		0				
August, 2019		0				
September, 2019		0				
October, 2019		0				
November, 2019	s.47(3)(b) - Contrary to Public Interest					
December, 2019						
January, 2020						
February, 2020						
March, 2020						
April, 2020						
May, 2020						
June, 2020						
July, 2020						
August, 2020						
September, 2020						

October, 2020	s.47(3)(b) - Contrary to Public Interest	Current Period	s.47(3)(b) - Contrary to Public Interest		Current Period
November, 2020					
December, 2020					
January, 2021					End of Project
February, 2021					
March, 2021					
April, 2021					
May, 2021					
June, 2021					
July, 2021					
August, 2021		End of Project			
TOTAL				s.47(3)(b) -	

Cash flow Notes:

- 1) The Value of Works completed each month is to represent the **“accrued”** position of all on site/off site works **forecast to the end of each month including future months.**
- 2) Past periods **ARE NOT** to be amended to reflect actual progress on site. If required the forecast for current and future months is to be adjusted to reflect the actual value to date – provide a comment to this effect in the table.
- 3) The Value of Works total is to match the ‘Approved’ project budget until such time as a tender is awarded. After tender award the total is to include ‘committed’ costs only (i.e. exclude contingency amounts not committed).
- 4) If DoE has multiple project numbers for a project, a separate cash flow is to be provided for each project number (Provide additional pages as required).

Appendix 1 - Current Approved Cost Plan

ITEM	AMOUNT (EX GST \$)	
External Works Within Site Boundary		s.47(3)(b) - Co
B Block (Creative Hub)		
C Block (Staff Hub)		
D Block (Learning Hub - Stage 1)		
D Block (Learning Hub - Stage 2)		
E Block (Health)		
Civil Works		
Provisional Sum	-	
Sub Total		
Preliminaries		
Design Fee		
Sub Total Construction		
Demolition and Early Works		
Professional Fees and Charges		
DoE Authority Fees		
Statutory Fees and Charges		
DoE Allowances - FF & E		
Design and Construction Contingency		
Total Project		

Appendix 2 - Cost Monitoring Report

BRISBANE SOUTH SSC

Items	Contract Value	Variations		Adjusted Contract Value	Expenditure to Date	Cost To Complete
		Potential	Approved			
Early Works	s.47(3)(b) -					
Demolition - WMA		-	s.47(3)(b)	s.47(3)(b)	s.47(3)(b)	s.47(3)(b)
Signage Install - Dickinson Construction						
Signage Supply - Sign Crafters		-				
Sub Total Early Works		-				
Main Building Works						
34-151208 - Stage 1						
Advanced Payment, Preliminaries, Design, External Work Within Site Boundary, Block B - Creative Hub, Block C - Staff Hub, Block D - Learning Hub - Stage 1, Block E - Health, Provisional Sums		s.47(3)(b)				
Advanced Payment					-	
Preliminaries						
Design						
External Work Within Site Boundary						
Block B - Creative Hub						
Block C - Staff Hub						
Block D - Learning Hub - Stage 1						
Block E - Health						
Stage 1 - Variation						
Provisional Sums					-	
Sub Total Stage 1						
34-153974 - Stage 2						
Block D - Learning Hub - Stage 2						
Sub Total Stage 2						
34-153975 - External Works						
Civil Works						
Sub Total External Works						
Acceleration						
Total Main Building Works						
Statutory Fees and Charges						
PQC - OH & S						
QFRS						
Hydraulic Assessment Fees						
QBCC Financial Checks						
Q Leave						
Fees & Charges						
DoE Authority Fees						
Sub Total Statutory Fees & Charges						
Furniture & Equipment						
Furniture and Equipment						
Education Resources						
Interactive Whiteboards/Data Projectors						
Network Hardware						
Phone Systems						
Sub Total Furniture & Equipment						
Professional Fees						
PM Fees (34-153593)						
Principal Consultants Fees						
Sundry Fees						
Sub Total Professional Fees & Charges						
Contingency						
Construction Contingency		-	-	-	-	-
Total Project (Ex GST)						

Appendix 3 - Defects Rectification Management Plan

PRACTICAL COMPLETION

- Defects inspection with DoE Project Coordinator and school representatives.
- Prepare defects list of outstanding items.
- Advise school of the process for notifying defects using the new CWD - Defects Rectification Report Template.
- Ensure Contractor completes and submits IM - Service Maintenance Audit Template.


DEFECTS LIABILITY PERIOD

- Ensure incomplete/outstanding works or defective work identified is completed/rectified without delay.
- Undertake scheduled defects inspections at 3, 6, 9 and 12 months and submit a completed CWD - Defects Rectification Report Template to the DoE Project Coordinator following each inspection.

FINAL COMPLETION

- Undertake final inspection, update, sign and submit CWD - Defects Rectification Report to confirm all defects have been rectified.

Appendix 4 - Defects Register

Item No #	Defect	Location	Comments	Target Date for Rectification	Actual Date of Rectification	Photo
Practical Completion						
<i>E.g. 1.01</i>	<i>Chip on bottom of door</i>	<i>Store Room Entry</i>	<i>As applicable</i>	<i>23/10/2014</i>	<i>25/10/2014</i>	
3 Month Inspection						
<i>E.g. Nil additional</i>						

Defects Rectification Sign Off (At the completion of the defects period)

To be signed by the Project Manager to confirm all defects have been rectified. Note: Sign off is required before the Final Certificate is issued.

Name: _____ **Position:** Project Manager
Signature: _____ **Date:** _____

SEELEY, Nick

From: MILLER, David
Sent: Monday, 28 September 2020 11:24 AM
To: MCWATERS, Joshua; ALLEN, Craig; 'Angela Kitzelman'; Brock.Taylor@ministerial.qld.gov.au; 'Laura McKee'; SCE, Media; SEELEY, Nick; 'Tania Reeves'; HOWE, Catherine; COOK, Tony; COGHLAN, Dion
Subject: RE: Courier Mail - Inner City South State Secondary College inquiry

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Information

Hi all,
I'm fine with this response.

Regards,

David Miller

Executive Director, Integrity & Employee Relations

Human Resources
Department of Education

P: 07 3513 6523

M: [s.47\(3\)\(b\) - Cc](tel:0735136523)

E: david.miller@qed.qld.gov.au

Level 1 | Education House | 30 Mary Street | Brisbane QLD 4000

PO Box 15033 | City East QLD 4002



From: MCWATERS, Joshua <Joshua.MCWATERS@qed.qld.gov.au>
Sent: Monday, 28 September 2020 10:48 AM
To: ALLEN, Craig <Craig.ALLEN@qed.qld.gov.au>; 'Angela Kitzelman' <angela.kitzelman@ministerial.qld.gov.au>; Brock.Taylor@ministerial.qld.gov.au; 'Laura McKee' <Laura.McKee@ministerial.qld.gov.au>; SCE, Media <Media@qed.qld.gov.au>; SEELEY, Nick <Nick.SEELEY@qed.qld.gov.au>; 'Tania Reeves' <tania.reeves@ministerial.qld.gov.au>; HOWE, Catherine <Catherine.HOWE@qed.qld.gov.au>; COOK, Tony <Tony.COOK@qed.qld.gov.au>; MILLER, David <David.MILLER@qed.qld.gov.au>; COGHLAN, Dion <Dion.COGHLAN@qed.qld.gov.au>
Subject: FW: Courier Mail - Inner City South State Secondary College inquiry

Hi All,

Please see the below enquiry from the CM regarding Jeff Hunt. Proposed response is below.

The Department does not comment on the individual circumstances of its employees for privacy reasons. Furthermore, the matter is still under the consideration of the Public Sector Commission.

Please let me know your thoughts on this wording.

Thanks,

Regards
Josh McWaters
Media and Issues Management

Strategic Communication and Engagement
Department of Education

P: 07 3328 6623
E: joshua.mcwaters@qed.qld.gov.au | media@qed.qld.gov.au
Level 5 | Education House | 30 Mary Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

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From: Cameron, Domanii <domanii.cameron@news.com.au>
Sent: Monday, 28 September 2020 10:32 AM
To: SCE, Media <Media@qed.qld.gov.au>
Subject: Courier Mail - Inner City South State Secondary College inquiry

Hi guys,

I have some questions regarding the Inner City South State Secondary College issue which involved the CCC.

1. Has Jeff Hunt returned to work after being stood aside? If not, is he on leave with pay?
2. Was anyone else stood down or was anyone fired in the wake of the CCC's findings? I know the PSC is yet to make a determination.
3. Any further comments you wish to add.

My deadline is 5pm today.

Thanks,

DOMANII CAMERON
State Political Reporter

Courier Mail Sunday Mail

Cnr Mayne Road & Campbell Street Bowen Hills QLD 4006
T [s.47\(3\)\(b\) - Cdr 07 3666 6826](tel:0736666826)
E domanii.cameron@news.com.au W www.couriermail.com.au

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SEELEY, Nick

From: COOK, Tony
Sent: Monday, 28 September 2020 11:26 AM
To: REYNOLDS, Paul
Subject: Re: Courier Mail - Inner City South State Secondary College inquiry

Follow Up Flag: Follow up
Flag Status: Completed

Fine with me Paul

On 28 Sep 2020, at 11:04 am, REYNOLDS, Paul <Paul.REYNOLDS@qed.qld.gov.au> wrote:

FYI Tony

The CM has lodged the following enquiry below with us re ICSSSC and Jeff's employment status.

We propose to respond along the lines:

The Department does not comment on the individual circumstances of its employees for privacy reasons. Furthermore, the matter is still under the consideration of the Public Sector Commission.

If you are okay with that, we will proceed on that basis? We will also copy in Craig, Dion and David M.

I do know that Domanii has lodged questions with the PSC every week or two and they usually respond that there is no update. They have not responded to her latest enquiry with them on Thursday.

Cheers

Paul



Paul Reynolds
Director Media

Strategic Communication and Engagement
Department of Education

P: 07 332 86639

M: [s.47\(3\)\(b\) - Cc](#)

E: paul.reynolds@qed.qld.gov.au

Level 5 | Education House | 30 Mary Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

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From: Cameron, Domanii <domanii.cameron@news.com.au>

Sent: Monday, 28 September 2020 10:31 AM

To: SCE, Media

Subject: Courier Mail - Inner City South State Secondary College inquiry

Hi guys,

I have some questions regarding the Inner City South State Secondary College issue which involved the CCC.

1. Has Jeff Hunt returned to work after being stood aside? If not, is he on leave with pay?
2. Was anyone else stood down or was anyone fired in the wake of the CCC's findings? I know the PSC is yet to make a determination.
3. Any further comments you wish to add.

My deadline is 5pm today.

Thanks,

DOMANII CAMERON

State Political Reporter

Courier Mail Sunday Mail

Cnr Mayne Road & Campbell Street Bowen Hills QLD 4006

T [s.47\(3\)\(b\) - Cc](#) or 07 3556 6826

E domanii.cameron@news.com.au W www.couriermail.com.au

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SEELEY, Nick

From: ANSON, Duncan
Sent: Tuesday, 8 September 2020 2:50 PM
To: COOK, Tony
Cc: SEELEY, Nick
Subject: Infrastructure information
Attachments: s.73(1) - RTI - Not relevant to scope of application

Follow Up Flag: Follow up
Flag Status: Completed
Categories: Information

Hi Tony,

s.73(1) - RTI - Not relevant to scope of application

Released under RTI Act by DOE

Brisbane South SSC update

- **Category 1: the minimum Day 1 delivery:**
 - Learning Hub 1: 13 GLAs – which can be provided across the first two learning levels in Learning Hub 1 (250 students / 21.8 weighted ratio= 11 GLAs + 2 extra GLAs provided on the floor)
 - Creative Hub: Resource Centre (ground level)
 - Lockers and amenities in Learning Hub 1
 - Admin Hub: accommodation for 40 staff
 - Hall (double court + external court = total of three courts): used for Day 1 welcoming function, plus car parking for 40 staff.
 - Play space: to be delivered on “Active Park” located on the southern boundary of the site.
 - Drop off: Maldon Street drop off will be operational.
- **Category 2: bonus Day 1 delivery:**
 - Other spaces within the Creative Hub – PAC, music and multimedia, textiles and fashion
 - Other spaces within the Administration Hub - Lectorial
- **Category 3: delivery during 2021 (ie if not delivered in Category 2:**
 - Learning Oasis
 - Creative Hub: PAC,
 - Admin Hub: Lectorial, additional staff spaces for more than 40 staff
 - Grantham Street drop off (as it will be used for construction access)
 - Canteen and Wellbeing Hub
 - Learning Hub 2 (which provides accommodation for Years 10 – 12 – is part of Stage 2).
 - Balance of the car park (as it will be used to accommodate site worker sheds etc during Stage 2 build)

Issues:

- Principal is being kept updated on Day 1 delivery: has been supportive and is very pragmatic. Messaging to the community is that the school will be delivered in stages like all our schools.
- Contingency brief: Ministerial Approval is required for the s.47 contingency top-up. The contingency has been exhausted due to the site issues encountered and some of the measures being used to provide program gains.
- External infrastructure: resolution has been reached with DoE, Council and TMR around road network.
- Union issues: workers are withholding supply of the agreed 10 hours per day. Builder reports safety delegate and union are encouraging workers to pack up and leave site after 8 hours work.
- Delivery options: Emergency options considered include school establishment in EcoSciences Building, or at UQ. These options have only been considered internally – no external investigations have been made. These options would require significant cooperation from DES and UQ, and would require a heavy investment in planning and increased budget allocations.

Info provided to MO previously:

Learning Hub 1	<ul style="list-style-type: none"> • Level 3 – Undercroft: will be available for Day 1 providing amenities and lockers. • Levels 4-5 – Learning Hubs: will be provided for Day 1, providing 13 spaces. • Potentially Level 6 may also be provided, however Levels 6 and 7 are joined vertically through the bleacher feature and Level 7 will be set aside to facilitate construction / fitout access across the site in a horizontal plan (ie to ensure workers can be separated from the school). The team is working to ensure fire compartments can be used to separate Levels 6 and Level 7.
Learning Hub 2	<ul style="list-style-type: none"> • Level 3 – Undercroft: will be available for Day 1 providing amenities and lockers. • Levels 4 – 7 – Learning Hubs: will accommodate Years 10 – 12 as part of Stage 2.
Active Park	<ul style="list-style-type: none"> • The open space to the south of the Learning Hubs will be made available for play space, similar to the corner area provided for the Fortitude Valley SSC.
Staff Hub	<ul style="list-style-type: none"> • Level 3 will be provided for Day 1, providing student services centre, reception, uniform store etc. • Level 4 will also be provided and will provide the Leadership Centre and Principal's office. • Levels 5 and 6 are also being prioritised for Day 1.
Creative Hub	<ul style="list-style-type: none"> • Level 1 will provide the Loading Dock. • Level 2 provides the bike lockers and End of Trip Facility. • Level 3 will provide the Information Hub, incubator centre etc.
Multipurpose Hall	<ul style="list-style-type: none"> • The Hall and external sports court will be completed for Day 1. • The Health and Wellbeing Hub (including the canteen) will be delivered during 2021.
Drop Offs	<ul style="list-style-type: none"> • The Maldon Street drop off will service the school from Day 1. • The Grantham Street drop off will be open during 2021, following the completion of the site as this will be used for construction access. • 40 spaces within the car park will be provided for the staff. The balance car parking area will be sectioned off and used to accommodate site sheds until the completion of the build.

Regards

Duncan Anson

A/Deputy Director-General

Corporate Services
Department of Education

P: 07 3034 4771

M: s.47(3)(b) - Co



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Office of the Honourable Grace Grace MP
Minister for Education and
Minister for Industrial Relations

MINISTERIAL CAUCUS LIAISON RESPONSE

The Hon Mark Bailey MP, Member for Miller

obo s.47(3)(b) - Contrary to Public

SUBJECT: ROAD CONCERNS NEAR BRISBANE SOUTH STATE SECONDARY COLLEGE

- The Honourable Mark Bailey MP, Member for Miller, contacted the Minister's Office on behalf of constituent, s.47(3)(b) - Contrary to Public regarding road concerns near Brisbane South State Secondary College.
- s.47(3)(b) - Contrary to Public considers that unsafe conditions have been created on Annerley Road due to construction of the college.
- The Department of Education (DoE) is continuing to consult with Brisbane City Council (BCC), the Department of Transport and Main Roads (DTMR) and other stakeholders to ensure the best outcome for all road users.
- DoE is aware of the changes in traffic conditions along Annerley Road, which have been in place since May 2020.
- The building contractor, Broad Construction, has been working with a traffic advisor to make appropriate changes to the lanes to ensure continued safety for pedestrians, cyclists and vehicles.
- Traffic and pedestrian movement around the construction site is managed in accordance with a Traffic Management Plan, which has been approved by BCC and the Queensland Police Service, to ensure the safety of pedestrians, cyclists and vehicles.
- During May 2020, Broad Construction made changes to the Annerley Road lane markings, in accordance with BCC approvals, which included:
 - grinding off the previous line markings;
 - bike lane clearly identified with green paint, increasing the width and length;
 - reduction of the speed limit;
 - previous lines removed rather than painted over; and
 - provision of a trailer-mounted warning sign.
- DoE and Broad Construction will continue to work with BCC regarding additional line markings that could be made to increase vehicle safety along Annerley Road near Grantham Street.
- DoE and Broad Construction are committed to maintaining the safety of the site and is consistent in acting swiftly to mitigate any issues.
- Throughout construction hours, traffic control workers are engaged by Broad Construction to manage traffic flow around the site and address any impacts that may arise.
- DoE and Broad Construction are not aware of any issues regarding a fallen boulder adjacent to the construction site.
- The school is working with BCC to develop a Transport Management Plan to manage the car parking and pick-up/drop-off for students, as well as active transport options in the surrounding local area.

- DoE is committed to keeping local residents informed of construction activity in their area and plan to provide advance notification of activities likely to cause disruption such as any out-of-hours and/or noisy works, during the construction period.
- The project team can be contacted via the project hotline on 1800 940 947 or via email to BuildingFutureSchools@qed.qld.gov.au.

Photo: road intersection between Annerley Road and Grantham Street, Dutton Park.



Approved by:

Chantal Casey
Acting Assistant Director-General
Infrastructure Services
Ph: 3034 4520
Date: 14/09/2020

Released under RTI Act by DoE

FURTHER INFORMATION FROM MILLER ELECTORATE OFFICE

Hi, as you can see from the email below it's been suggested that I write to you regarding what I consider very unsafe conditions that have been created on Annerley Road because of the construction of the Secondary College.

I'm not referring to the new slip lane but the ridiculous way the previous lanes have been re routed and the dangerous situation it has created where one is driving in an inbound lane and then find yourself in the right turning lane going into the Boggo Precinct. Line markings are very feint also which doesn't help.

Also on the weekend there was a very large boulder on the road outside the memorial park which I assume would have fallen off one of the many trucks going in and out of the construction site.

For the life of me I will never understand why it was decided to build this college there and not across the road close to the station. Then there'd be no need for the presumably thousands of students to cross busy Gladstone and Annerley Roads to get to the Train station or bus stops. I shudder to think the mess this will create when the college is operating.

Please arrange for the line markings on Annerley Road to be much clearer because at the moment it's just waiting for an accident to happen.

Thankyou

s.47(3)(b) - Contrary to

A concerned resident

Sent from my iPad

Begin forwarded message:

From: Tennyson Ward Office <Tennyson.Ward@bcc.qld.gov.au>

Date: 1 September 2020 at 2:18:25 pm AEST

To: s.47(3)(b) - Contrary to Public Interest

Subject: s.47(3)(b) - Contrary to Public Interest re road concerns near Brisbane South State Secondary College, Dutton Park

Dear s.47

Thank you for coming in to my office to express your concerns regarding the changes to the road layout around the new Brisbane South State Secondary College, Dutton Park and the boulder nearby on Annerley Rd.

I have received advice from Council, as follows:

"the changed road conditions are a component of the construction of the new Inner City South State Secondary College, which is a Queensland Department of Education project. During the initial design and consultation phase of the project with several State Government departments, Council requested that the new intersection design incorporate a dedicated left turn slip lane onto TJ Doyle Memorial Drive to ensure pedestrian and cyclist's safety. As a State Government project Council has a limited ability to influence the final outcomes and any further information should be obtained from the State's project team."

With regard to the large rock you observed on Annerley Rd which you suspect came from the construction site, debris can be reported via Council's 24/7 call centre on 3403 8888 for removal.

I encourage you to raise these matters with your State Member, Mark Bailey, who is also the Minister for Transport and Main Roads on 3414 2120 or miller@parliament.qld.gov.au

I trust this information is of assistance to you regarding this matter.

If you require assistance regarding any other Council matter, please do not hesitate to contact me.

Regards

Nicole Johnston

Councillor for Tennyson Ward



Cr Nicole Johnston
Councillor for Tennyson Ward



Tel > 3403 8605

Fax > 3403 8607

Mail > **Fairfield Gardens. 180 Fairfield Rd, Fairfield QLD 4103**

Email > tennyson.ward@bcc.qld.gov.au

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