Item 13.5 Community Gym & Wellbeing Facility – Project Update

Reporting: **Growth & Strategy Manager – Helen Thomas**

SUMMARY:
This report provides an update on the information provided to the Commonwealth in the first progress report submitted and an overview of the variation subsequently agreed.

DISCUSSION:
The first progress report for this project was submitted to the grant administrators in August 2022. The deliverables that were expected at that time included:

- Tender for a Design & Construct contract completed
- Engagement of Design & Construct team completed.

At the time of signing the grant deed, Council was intending to tender for a Design & Construct contract to deliver this project. In this type of contract, a building contractor and architect submit a joint offer to take on the work, reducing the risk of a building being designed that can not be built within the available budget.

However, the changing context of the construction market and the significant escalation in construction costs seen over recent months has led to a change in approach. Council has successful tendered and engaged a design team for the contract who have now commenced work.

At the end of the reporting period covered by this progress report, 1 July 2022, the project was running on schedule against the original timeline included in the executed grant deed. Over the course of July, COVID impacted on the ability of the project team to maintain momentum and this had a roll on effect on the project timetable. A variation request was submitted to the Commonwealth at the same time as the progress report to address that change in procurement approach and the delays to the timetable, with approval for this variation received by Council in October.

The revised timetable anticipates a design being finalised in early 2023 with subsequent request for tenders being issued to identify a suitable building contractor.

Late August saw a visit from our members of our project team – Daniel Wilsmore from @leisure and Richard Brenchley from Dock4 Architects. The team met with several community stakeholders, including spending a morning at the King Island District High School hearing about the priorities of the younger members of our community. A summary of the feedback received, provided to the Councillor Working Group in early October, is attached to this report for your information.

During October, the Councillor Working Group, chaired by Cr Ian Allan and including Crs Vernon Philbey and Thor Clemons, reviewed a return brief provided by the project architect, Dock4 Architects. Clarification was provided on the priority elements within the proposed building and improvements to the tennis / netball courts and Dock4 are now working on a concept design for the facility. This will be shared with key stakeholders initially, and then

comment sought from the community before the design is finalised and development application documentation collated.

FINANCIAL IMPLICATIONS:
The project is proceeding in line with the approved capital budget and grant funding. Elements of the project which are desirable to Council and the community but not mandated in the terms of the Community Development Grants Program deed are being included in the concept design while potential other sources of funding are identified. Inclusion of these elements in the final design will be subject to Council approving the additional funds, be that internally or externally sourced.

ATTACHMENTS:
The following document is attached as a separate pack to this agenda:

- Community Feedback summary – September 2022

Recommendation:

That Council receive and note the project update report.

Moved Cr G Green
Cr S Laidler
That Council receive and note the project update report.
CARRIED unanimously

231/22