# 15. Major Projects

## Item 15.1 CDG1174 King Island Hub Update for March 2024

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

**SUMMARY:**

This report provides an update on activity on the King Island Hub through March 2024. This includes:

- Construction program update
- Grant variation process
- 10 George Street works
- Study King Island
- TasTAFE funding
- Solar power at Currie Boathouse

**DISCUSSION**

**Construction program update – Lighthouse Street**

A surveyor is scheduled to visit the Island in mid-April to set out boundaries and groundworks for the new Hub building at Lighthouse St. This activity will trigger the closure of the pathway between the museum and lighthouse. Excavation works and pouring the slab will commence in late April / early May, subject to permits being secured. The project is on track for practical completion by the end of the year.

**Grant variation process**

Through March, Council was advised that administration of this grant deed was being passed to a different Commonwealth department as part of a review of workload. Grant reference CDG1174, previously administered by the Department of Infrastructure, is now Activity ID 4-JFW3C30, administered by Department of Social Services. This change does not have any material impact on the delivery of the project.

A conversation with our new funding arrangement manager in mid-March outlined Council's need to vary the milestone dates and payment amounts now that the construction program is resolved and final quotes for trades and materials are being locked in. The administrator confirmed this variation will be considered in good faith and provided detail of the process to be followed.

Before the handover to Department of Social Services is finalised, Council will be completing Milestone 3 with the Department of Infrastructure. This milestone will be met when Council has spent all grant funding received to date, totalling $1.3M ex GST. The project team are reviewing forecast payments to suppliers to confirm when this milestone will fall which we currently estimate will be May 2024.

**10 George Street works**

Conversations with Service Tas are ongoing to determine their preferred layout and functionality within the available space adjacent to the Town Hall Foyer. All indications are that this will be finalised over April 2024 with final budget and division of costs to be agreed in May. Service Tas will be engaging their own contractors for some elements of the work, making development of a firm construction program will be essential.

The first task undertaken will be construction of the new wall in the Council Chambers, minimising impact on use of this space during the remainder of construction, followed by construction of the filing and storage spaces in the Town Hall. This will facilitate the relocation of Council records and thereby free up the spaces to be repurposed into showers. Council staff will be meeting in April to determine the additional resources needed to relocate Council records.

The total program of works for George Street has been estimated to take up to 12 weeks with the start date subject to permit approvals and yet to be determined.

**Study King Island**

During March, Council was advised that Study King Island has been funded for a period of four years under the Commonwealth's Regional University Study Hub's program. Study King Island will provide a dedicated, fit-for-purpose space for tertiary and VET students studying remotely. The funding includes a contribution to the capital works to create this space within the Annexe and ongoing rent payments, contributing to the ongoing financial sustainability of the Hub.

While the Annexe is undergoing refurbishment, Study King Island will be operating from the current KIRDO building at 5 George Street.

**Solar power options**

Part of the works at Lighthouse Street involve removing the overhead power lines across the front of the Museum and the 38 Lighthouse St site. These will be replaced with an underground cable coming up the existing track between the Harbour and the Museum. Renewable energy has been a key part of the Hub project brief since the start of this project. Reviewing available roof space at different buildings within the project has indicated that the best return on investment will be achieved by installing solar panels on the roof of the Town Hall. Quotes have been secured and the project's managing contractor, Evolve Commercial, will conduct a visual inspection of the roof to confirm its suitability for this installation. Additional funding will also be sought under the Community Energy Upgrades Fund to offset the cost to the Hub project.

The review has also identified an opportunity for the Currie Boathouse to be taken off-grid, replacing its current mains connection with solar power and a storage battery. Conversations with the current tenant of the Boathouse will be held during April to determine how we best progress this.

**FINANCIAL IMPLICATIONS:**
The activities detailed above are included within approved budgets, except where indicated otherwise.

**Recommendation:**

**That the CDG1174 King Island Hub Update for March 2024 be received and noted.**

Moved Cr A Hely
Cr V Philbey
That the CDG1174 King Island Hub Update for March 2024 be received and noted.
**CARRIED unanimously**

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