Item 15.6 Project Update – King Island Hub

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

SUMMARY:
This report provides an update on the King Island Hub project for May 2023.

DISCUSSION:

Grant acquittal

Further to last month's update, a variation has been submitted to the grant administrators for review. A positive response is expected in the coming weeks once grant administrators have cleared their end of financial year tasks. Importantly, the variation seeks only to redistribute the timing of expenditure and progress payments – no alteration to the scope or project outcomes are considered at this time.

Managing Contractor Procurement

Construction procurement has continued, with two tenders received for the role of Managing Contractor. An evaluation of these tenders will be provided to Councillors in the closed meeting to facilitate a decision on how to proceed. Should the recommended action be endorsed by Council, the project will be in a good position to continue in line with the project schedule.

38 Lighthouse Street – Design Development

The project architect continues to manage a team of specialist consultants in developing the detailed design drawings for the site. During April and May there had been some concern about the footings required for the building and the cost and complexity of bringing the required equipment to King Island. A return visit to site by the geotechnical consultant and a meeting between them, the architects and the structural engineers successfully identified an alternative approach. This has now been reflected in the detailed design drawings and in the estimated construction program.

A key element of the development at 38 Lighthouse Street is the integration of the new building with its surrounds. As such, the project team have been working closely with landscape architect, SBLA, on refining this element of the design. One feature arising from this discussion has been the separation of the building from the earth berm on its western side. This change has a number of positive impacts, including a small bridge over the gap enabling all-mobility access to the roof-top lookout platform, creation of a small outdoor area to sit sheltered from weather, and removal of the earth berm's direct structural load on the building itself. SBLA have also prepared a preliminary planting schedule for the green roof and earth berm, featuring a selection of native coastal plants selected for their beauty and colour range, drought-tolerance low-flammability.

38 Lighthouse Street – Approvals and Permits

The title at 38 Lighthouse Street is subject to a historical covenant protecting the heritage value of the adjacent title, being the King Island Museum. Covenants of this type can only be enforced by the landowner of the title the covenant is attached to and have largely been superseded by the Tasmanian Heritage Act. Legal and planning advice sought in mid-2022 advised that, once a DA had been approved confirming development was likely to proceed, a letter be sent to Crown Land Services asking that the covenant be removed. This letter has been drafted and will be issued in late June. The heritage report submitted with the Development Application and the permit conditions will be provided as evidence that the development will be conducted in sympathy with the museum on the adjacent title.

As the detailed design progresses, amendments and clarifications such as those detailed in this report will be communicated to Council's Development Services Officer and the project's Building Surveyor to ensure all approvals and permits are current.

38 Lighthouse Street – Furniture and fit-out

King Island Regional Development Organisation queried the provision of furniture and fittings in the Hub building once completed, specifically in relation to their occupancy and use of the buildings. The project team confirmed that there is budget included in the project for provision of furniture and fittings. The details of this will be worked through with KIRDO and other tenants as discussions continue.

10 George Street – Design Development

The proposed design for 10 George Street successfully addresses the required outcome of making the Town Hall and Council Chambers fit for purpose for use as an emergency control and recovery centre. As determined early on in the project, the works will also provide a suitable area for Service Tasmania to relocate to and continue their day-to-day work servicing the community. Discussion between Council management and the project architect has evolved into a partial re-design of the staff office space to explore how best to accommodate staff and service Council customers. As these elements are outside the scope of the King Island Hub project, this design work is being funded directly from Council's operational budget.

FINANCIAL IMPLICATIONS:

The project is proceeding within the approved budget, fully funded by the Commonwealth.

ATTACHMENTS:

- Project Status Update – June 2023

Recommendation:

That Council receive and note the project update report for the King Island Hub.

Moved Cr D McFie
Cr G Green
That council receive and note the project update report for the King Island Hub.
CARRIED unanimously

119/23

New Insights Australia

KING ISLAND COUNCIL

HUB PROJECT

CLIENT REPORT

June 2023

Prepared for the King Island Council by New Insights Australia

Purpose of this document

The purpose of this document is to report to the King Island Council Project Panel on the progress of the Hub/Pavilion project.

We have had a busy month managing the consultant team as they gear up for the completion of construction drawings, a building permit and the selection of a Managing Contractor.

The format below is as set out to best describe the stages of the project

Milestones and Deliverables update

Redevelopment Project Status

The Board adopted the updated ten stage Project Plan – as shown in the table (below). We are currently progressing work in stage 8. Green indicates progressing as planned, yellow indicates some issues with progress and Red indicates material issues with progress. Traffic light system also takes account of progress against the Project Program/timeline and involves all current activities underway.

Project Stages – New Building	Project Status
1. Siting of new building	Completed
2. Appointment of consultants	Completed
3. New hub - concept	Completed
4. Community consultation · Manage the formal and informal consultative and engagement processes in conjunction with the CEO across all stakeholder groups · Advocate to the internal and external stakeholders	Completed Continued discussion with various KI organisations.
5. Building Design for DA lodgement	Completed
6. Pre-planning & approval process · King Island Council · External planning assessor	 Completed Completed

June 2023

· Preparing the necessary technical studies to ensure compliance with all regulatory and planning requirements (external technical) · Lodgement/assessment	Completed Completed for DA
8. Building Design for Building Permit lodgement	Ongoing We have completed a series of intensive fortnightly workshops with Core Collective, while we collectively tease out the details of the building. This includes ideas about the verandah showcases, the berm and walkway to the lookout, external finishes, positioning of the disability parking, kitchen lay out, internal displays, finishes, the customised furniture and window seats/stage, a myriad of shading devices, anti-bird-strike glass, lighting. A safety consultant has been appointed and briefed. Great progress has also been made with interpretation, signage and landscaping themes.
7. Funding Agreements · King Island Council to request extension to Grant Deed timeline	Completed
8. Titles · King Island Council to request removal of covenant after DA approval	In progress
9. Libraries Tas · Liaison with Libraries Tas to gauge their interest	Ongoing
10. Construction · Appointment of a Managing Contractor	Ongoing King Island Council issued Expression of Interest call-out, responses have been assessed, further information requested, tenderers interviewed with the Assessment Panel reaching consensus on the recommended Managing Contractor. For more information note Tender Summary Report for KIC by Helen Thomas

Project Stages – Existing Building	Project Status
1. Layout of new works in Town Hall	Completed
2. Costing of new works in Town Hall	Completed
3. Approvals for works	DA ready to be lodged, may not be required

The focus for the team, now we have planning approval, is;

- The appointment of a Managing Contractor
- With the assistance of the Managing Contractor (Early Contractor Involvement) complete the design and documentation to 100%
- Obtain a Building Permit
- With the Managing Contractor, obtain competitive pricing from selected sub-contractors for various works packages (concrete package being the priority)
- Update the budget to reflect subbies pricing
- Assist the Managing Contractor on costing and securing all materials for the build
- Progress the removal of the historic covenant
- Do all things necessary to enable the commencement of construction on site
- Continue regular Project Control Group meetings

June 2023

King Island Hub

Verandah Display Cases - Overview

core collective architects

Ryan Strating, Director | 0411 588 603 | ryan@corecollective.com.au
LongHouse, 6 Evans Street, Hobart, Tasmania 7000

Project Address:	38 Lighthouse Street, King Island
Client:	King Island Council
Client Contact:	Helen Thomas Growth & Strategy Manager King Island Council
Date:	22.05.23

KING ISLAND COUNCIL

King Island Hub

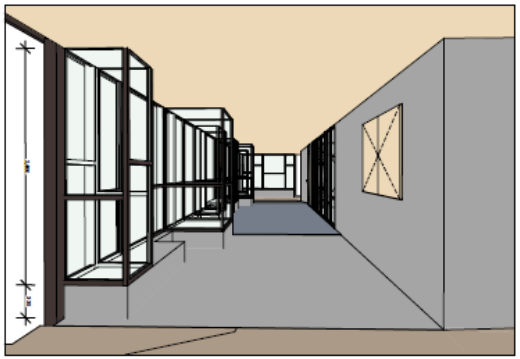
Verandah Display Cases

- The verandah is the main entrance to the Hub and features glass cabinets for a curated display of special artifacts from the King Island Museum.
- The cabinets will be illuminated at night.

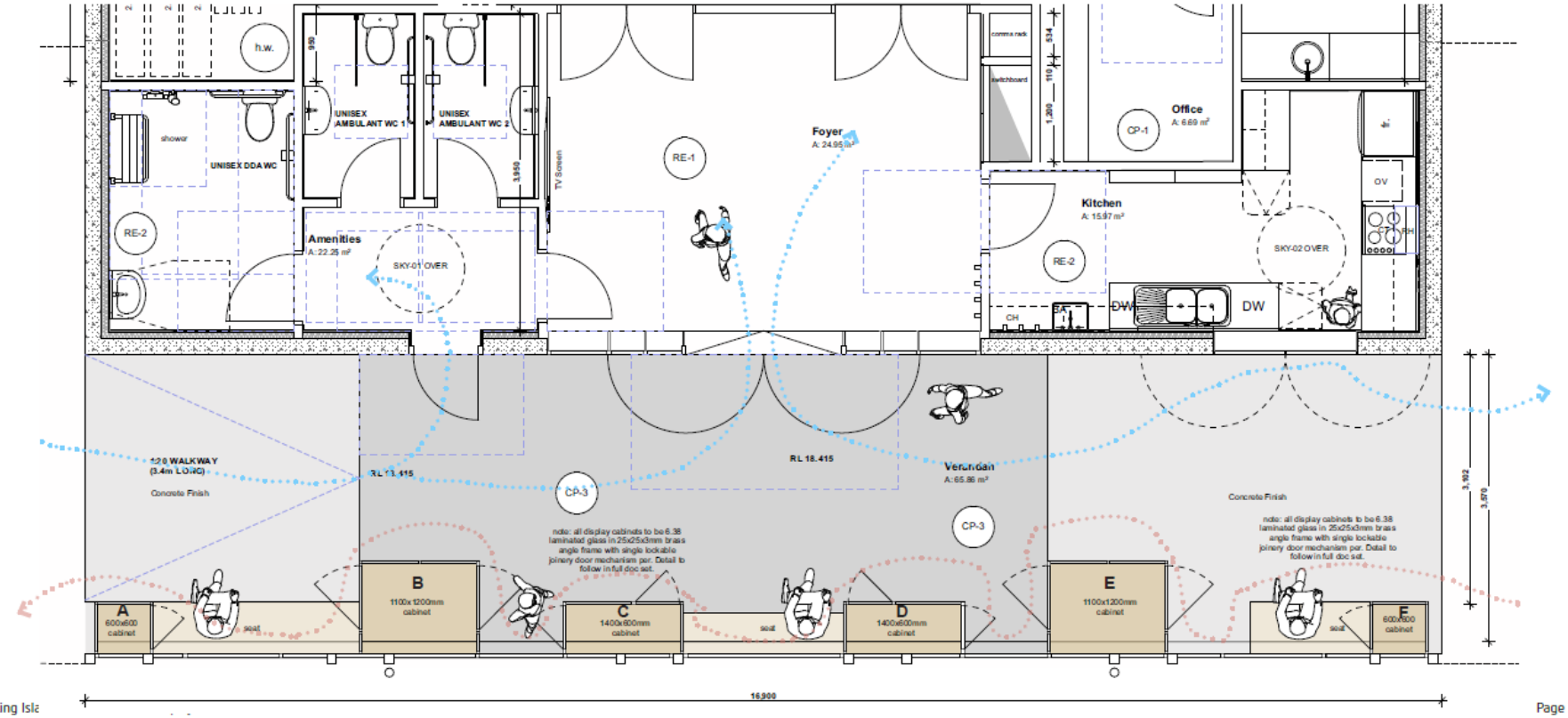
King Island Hub

Verandah Display Cases

- The Verandah is a generous width with a clear width of 3m, to accommodate different directional flow/ movement of people and large groups.
- The glass display cabinets have been arranged in a museum-like fashion so that people can walk around them and view the items within from different angles.
- Bench seats are integrated between the cabinets.



2 - VERANDAH VIEW FROM EAST



King Island Hub

Verandah Display Cases

View of the Verandah display cases (and integrated seating) from the eastern end of the Hub Verandah.

The display cases will require:

- Lockable swing door access.
- Likely a custom brass frame.
- Bug-proof sealing
- Adjustable glass shelves (TBC)
- Bushfire BAL-29 compliance (TBC)

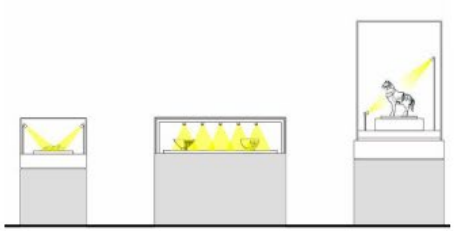
It is anticipated that the objects displayed in the Verandah cases may be rotated seasonally.

Select items from the King Island Museum collection may be curated.

King Island Hub

Verandah Display Cases

View looking to the South from the Hub foyer.
One large pane of glass frames the view, with display cabinets on either side.



Cabinet lighting examples from Southern Lighting (lighting designer & retailer)

The display case lighting will be arranged vertically up the inside of the cabinets so lights can illuminate objects on all shelves.