

6.2 KINGAROY TRANSFORMATION PROJECT UPDATE**File Number:** 11-08-2021**Author:** General Manager Infrastructure**Authoriser:** Chief Executive Officer**PRECIS**

Kingaroy Transformation Project Update

SUMMARY

At March's Infrastructure Standing Committee, it was requested that monthly updates on the Kingaroy Transformation Project be presented to future Infrastructure Standing Committees.

OFFICER'S RECOMMENDATION

That Council note the attached Kingaroy Transformation Project Update report for information.

BACKGROUND

Refer to the attached Kingaroy Transformation Project Update report.

ATTACHMENTS

1. Kingaroy Transformation Project Update [↓](#) 

KINGAROY TRANSFORMATION PROJECT UPDATE

Construction Progress and Budget Update

July and the first week of August has been a very progressive period for the Kingaroy Transformation Project. Construction of footpaths and new pedestrian crossings have been constructed at the Glendon Street roundabout and this work is currently in its final stages on the southern approaches. Council's Parks and Gardens teams have worked with great pride and enthusiasm to install the first series of plantings on Alford Street and these works have already created a new inspired look for the Kingaroy CBD.

The program is currently tracking behind by approximately five (5) weeks as previously however works have progressed along Alford Street between Glendon and Kingaroy Streets with commencement of demolition and installation of telco utilities on the northern side. Works have also commenced with the profiling of road pavement and new asphalt in Alford Street will be completed in August over a seven (7) day period, significantly reducing the time of traditional road construction in a CBD environment. The program is currently being revised for acceleration and additional contract resources are currently being engaged during August to assist in bringing delivery back to targets. Night works have also commenced in Haly Street for water main works are already progressing ahead of schedule.



| | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|
| Water & RW Water Main | | | | | | | | | | |
| Pavements | | | | | | | | | | |
| Surfacing & Line Marking | | | | | | | | | | |
| Street Furniture | | | | | | | | | | |
| Landscaping (Hard and Soft) | | | | | | | | | | |
| Signage | | | | | | | | | | |
| Traffic Signals / CCTV | | | | | | | | | | |
| Electrical / Comms | | | | | | | | | | |
| Telstra Pit replacement | | | | | | | | | | |
| Street Lighting Relocation and Removal | | | | | | | | | | |
| Feature Lighting | | | | | | | | | | |
| Street Lighting | | | | | | | | | | |
| Irrigation | | | | | | | | | | |

Alford Street (Glendon – Kingaroy) Construction Progress

| Estimated Construction Progress | | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|----|-----|
| % complete | 10 | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 |
| Site Establishment & Prelims' | | | | | | | | | | |
| Provision for Traffic | | | | | | | | | | |
| Demolition | | | | | | | | | | |
| Environmental | | | | | | | | | | |
| Project Support | | | | | | | | | | |
| Stormwater Drainage | | | | | | | | | | |
| Kerb and Channel | | | | | | | | | | |
| Footpaths and Concrete works | | | | | | | | | | |
| Earthworks | | | | | | | | | | |
| Water & RW Water Main | | | | | | | | | | |
| Pavements | | | | | | | | | | |
| Surfacing & Line Marking | | | | | | | | | | |
| Street Furniture | | | | | | | | | | |
| Landscaping (Hard and Soft) | | | | | | | | | | |
| Signage | | | | | | | | | | |
| Traffic Signals / CCTV | | | | | | | | | | |
| Electrical / Comms | | | | | | | | | | |
| Telstra Pit replacement | | | | | | | | | | |
| Street Lighting Relocation and Removal | | | | | | | | | | |
| Feature Lighting | | | | | | | | | | |
| Street Lighting | | | | | | | | | | |
| Irrigation & Planting | | | | | | | | | | |

The above tables represents the estimated physical progress of each construction item for Alford Street.

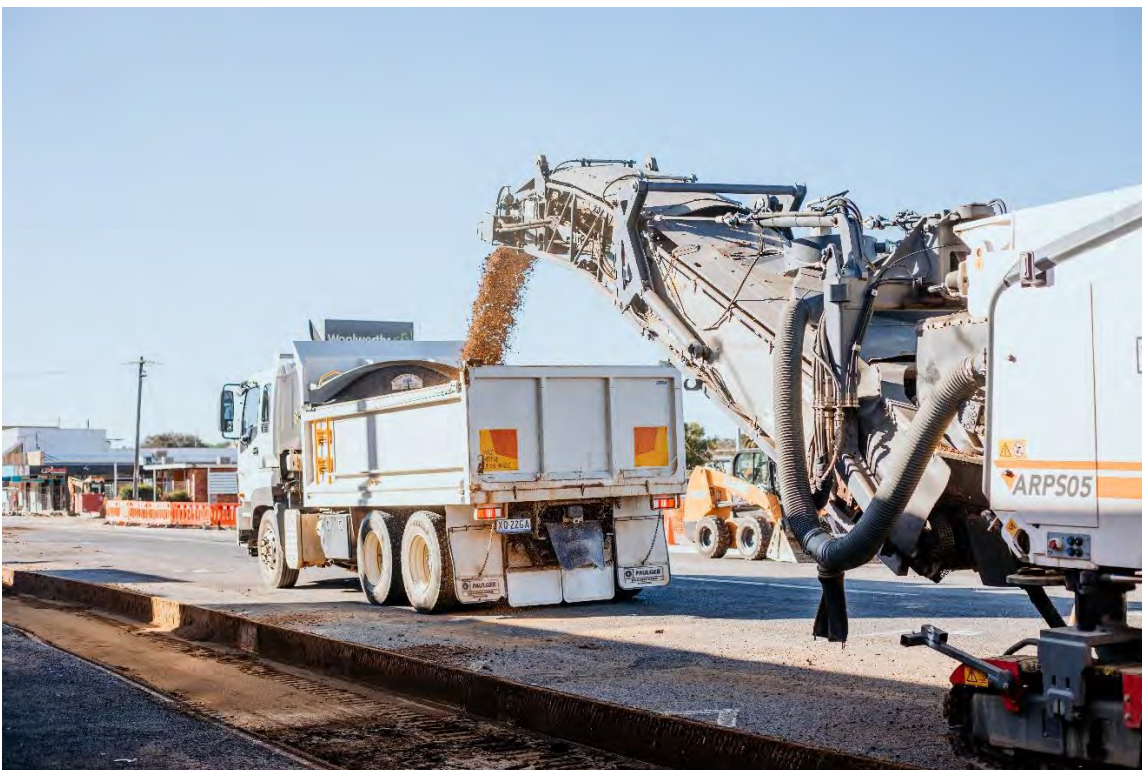
Expenditure and Budget Summary

Current stage by stage expenditure to 4 August 2021 actuals and includes current estimated final cost (EFC) and budget is shown in the table below:

| Item | 1 Haly St - Youngman Glendon | 2/3 Haly St - Glendon Kingaroy | 4 Glendon inc Shared Zone | 5 Kingaroy St - Haly to Alford | 6 Alford St - Youngman to Glendon | 7/8 Alford St - Glendon to Short | Totals |
|--------------------|------------------------------------|--------------------------------------|------------------------------|-----------------------------------|---|--|-------------------------|
| Expenditure | | | | | | | |
| Actual Exp | \$ 337,840.00 | \$ 317,679.00 | \$ 109,536.00 | \$ 211,528.00 | \$ 1,333,838.00 | \$ 987,364.00 | 3,545,987.29 |
| EFC | \$ 2,077,011.00 | \$ 3,599,494.00 | \$ 1,145,752.00 | \$ 1,951,591.00 | \$ 2,052,606.63 | \$3,814,580.00 | \$ 14,641,034.63 |
| EFC % | 100% | 100% | 100% | 100% | 105% | 100% | |
| Budget | | | | | | | |
| Estimate inc O/H | \$ 2,077,011.00 | \$ 3,599,494.00 | \$ 1,145,752.00 | \$ 1,951,591.00 | \$ 1,952,871.00 | \$3,814,580.00 | \$ 14,541,299.00 |
| Conting'y | | | | | \$ 99,735.63 | | \$ 698,149.37 |
| Total # | | | | | | | \$ 15,339,184.00 |

* the above budget now includes DTMR corridor and allocation of \$1.5M. The total Council budget remains \$13.9M. The current Council EFC is \$13.2 with the full allocation of the contingency funds from Contract six (6).

* A full allocation of \$99,735.63 of contingency has been nominated for contract six (6) to with anticipated costs associated with lower construction efficiencies attributed to the initial learning phases of complex construction; This amount also includes the previously reported additional Traffic Signal works at the intersection of Alford and Youngman Streets. This value and forecast will continue to be reviewed as actual costs are reviewed.



Project Risks and Variations

As previously reported material supply continues to be a challenge with lead times changing regularly as is being experienced across many industries, particularly with the latest Covid-19 challenges. Works over August are currently being undertaken with excellent support from suppliers and contractors to ensure that works continue productively.

The project management team have been working with Council's procurement team to seek additional local suppliers and contractors however, as is the case with other projects, capacity is limited with a large volume of works being undertaken across our region.

Some impact to business has been incurred due to road and footpath closures and the project team has had discussions with business owners in relation to traffic flow impacts due to road closures which have been reviewed and appropriate community engagement implemented to promote the businesses. The project team in partnership with the Divisional Councillors have committed a large amount of both work and personal time to engage with the community and businesses within the CBD. This engagement has been received positively and will continue over the coming weeks and months to ensure that two way communication supports both businesses and the project.

Forward Program

Works are planned to continue in Alford Street (Youngman – Glendon Street) for the completion of the road pavement, surfacing and construction of the Glendon Street roundabout. Demolition, installation of storm water and conduits are currently under construction in Alford Street (Glendon – Kingaroy). Footpath works will also commence in this area during August following the completion of the roundabout. Haly Street construction has also commenced with water main and services to be installed during August and are expected to be completed largely under night works.

Works are shown on the previous map in the report and will continue in these areas through August as above.

Key Milestone Activity Dates:

- Glendon Street Roundabout completed by August 2021;
- Alford Street Road Construction completed by August 2021;
- Water main Haly Street completed by September 2021;

Forward programs are subject to amendments to adjust to funding and construction constraints with ability to fast track some works if required and by engaging additional resources.

Consultation and Communications Update

Consultations:

- Project advice books have been developed to inform businesses on construction impacts;
- New signage developed advising "Footpath open- Support Small Business", "Please limit long-term parking during construction" and pedestrian direction signage;
- Scheduled visits continue to occur with Divisional and Portfolio Councillors;
- Project consultation with new business within the project footprint ;
- Regular contact with Alford Street businesses regarding scheduling and impacts;
- Haly Street businesses consulted regarding night works;

- Regular consultation with Kingaroy Shopping World; and
- Councillor video recorded – Pedestrian movement during construction and parking access during construction.

Martoo Review

- Parking access during construction (Independent)

KTP Office Walk-ins

- Over 200 walk-ins so far over the duration of the project

Community Spaces Consultations

- *Week 1 (10-13 August): Kingaroy Shopping World and Community Groups;*
- *Week 2 (16-20 August): Kingaroy Library, on-street pop up's and individuals by appointment; and*
- *Week 3 (23-27 August): Kingaroy Library, Community Groups.*

Common Themes

- Pedestrians movement feedback;
- Façade Improvements;
- Construction sequence and timelines;
- Staff parking on street; and
- George Street Carpark.