

ProjectMental Health Capital Works Program (MHCWP)Project NoVarious
MeetingCapital Works Working Group (CWWG)

Held atQueensland Mental Health, 15 Butterfield Street HERSTONDate16 May15 August19 September 2011
AuthorChristian SheehyKarissa Maxwell Time11.00am2.00pm – 123.030pm

NAMEROLECOMPANYTELEPHONEMOBILEEMAIL

Present







NO.ITEMACTION

1PREVIOUS MINUTES

Approved

2BUSINESS ARISING

HPID have met with Biodiversity and DERM in relation to the Redlands 15 bed Adolescent ETU. It is unlikely there will be any reduction in the koala contribution. \$2.2m has been spent to date. If the site was to be relocated, these funds would not be recoverable. There are two other suggested sites:

There may be available space on the QEII site. This would delay the project by at least 12 months. AG, BK and DW decided to reduce the scope of the Redlands 15 Bed Adolescent ETU project. To be achieved by lessening the size of the common areas.

Another space on the current Redlands site.

The current Redlands site will be pursued for progression.

DW advised the Longreach project is likely to be completed before the end of the financial year

TC distributed the Acoustic / Noise report 16 Bed CCU to Janette Row, which was forwarded to DERM and an approval request from the DG (DOCS)

The genuine defects at The Park High Secure unit have been identified and are being fixed up by the contractor.

There are a number of other issues with the building that need to be rectified (e.g. hinges, duress button) and some industrial issues that need to be resolved before it can operate. TC sent an e-mail in relation to the rescheduling of the Townsville meeting

HPID - Darren Williams is currently on leave, Michelle Walter is currently A/ Director Statewide Projects and Kerry Parrott is A/Senior Coordinator.

the for Bayside CCUDDG, hope to have response by Wed 20th July 2011.

Need to confirm the recurrent funding identified for NHHF capital works projects before briefs to GIC are submitted. It was identified that ICT costs were not included in the capital costs from NHHF. Indicative ICT and recurrent costs have been identified. A meeting will be held outside this meeting to discuss further how to proceed. Bill has discussed and provided a memo for MSMH Executive regarding the use of electric beds. The facility projects team discussed these clarifications further – Christian - please put here what the mtg was about?.

Redlands Adolescent ETU - need to mention that Budget feedback and final copy of Bush fire report has been finalised and incorporated into the PDP along with all the other environmental reports. Issues have been concluded and drawings have been changed to reflect this.

TC followed up door access at rear of building at Redcliffe/Caboolture with final advice being access from the lounge area will go ahead.

Discussions are ongoing regarding the Gold Coast lease. The remaining unspent project funds will be redistributed

across community projects this year.

BK advise Bill Pepplinkhouse and David Crompton progressing with Redlands site.

BK to contact Shirley Wigan regarding possible industrial issues

3SOUTHERN PROJECTS

3.1 Metro South

Bayside - New 20 Bed CCU

16 tenders. Draft tender report received. TC progressing report then will provide the letter of recommendation for HPID by 23 September 2011.

Out to tender, closes 31 August

QS progressing tender review The pre-tender estimate was \$6.5m (exc GST & contingency)

The lowest tender received was \$5.7m for tender.

Osbestos survey completed with positive result – QH agreed warning signs to be erected. Project running slightly behind schedule, contract documents almost complete, only waiting for the pre-tender estimate.

TC to progress to DW when complete.

Asbestos study complete.

Logan – New 25 Acute Care Beds

Progressing slowly Construction has begun on site.

Forecasted completion date for stage 1 (bulk of contract) is 5 April, 2012.

Problems with access for crane

Forecast contractual completion date, 31 May Intending on using electric beds. BK advised MHAODD does not

support electric beds in these facilities due to the ligature points. The beds are currently on a Standing Offer Arrangement (SOA) on an ordering list from Patient Safety & Quality Improvement. BK has arranged a meeting with John Wakefield (ED, Patient Safety & Quality Improvement) to discuss. Progressing slowly on site.

Master program has been adjusted to reflect the extension of time claim.

Commenced work on the footings and in-ground drainage, have experienced some inclement weather delays however expect to remain on schedule.

BK to confirm if there is an SOA for electric beds endorsed, if so need to consult with MHAODD on list items.

Logan – New 16 Bed CCU

Public notification closed Friday 16 September 2011. No reports received as yet.

?Slow progress with minor changes to plans.

Jeanette Rowe has sent a letter to Logan City Council, requested by DoCS to elicit feedback.

DoCS satisfied with layout, in an ideal position to recommend it to their Minister.

Redlands-New 15 Bed Adolescent ETU, Day Centre Program & School

TC and Project Services are progressing a revised site plan

Consensus reached to eliminate the proposed future building capacity of 20 beds

The site area has been diminished by 346sq m

Project cost has reduced by \$1.4 million, excluding GST

TC has reduced the numbers of computers from 60 to 50

Draft estimate indicated a total cost saving of \$1.356million

Koala offset levy has increased to \$446,000 due to a change in DERM's Koala Tree definition

Discussion pertaining to the planning and costs associated with the Koala issue

DW to seek clarification from the DDG in relation to the Koala issueAs mentioned above in item 2 Meeting 18th July regarding how to proceed due to site issues. Received funit.K G. The difficulty in reducing the cost by \$2 million was identifiedPDP to be distributed this week.

TC made some changes which were signed off and incorporated. These include \$2m for site works and \$350k for a kitchen.

Detailed site costs and environment reports indicate the program budget is approximately \$19 million, exclusive of the land already purchased. TC to investigate ways to reduce this cost but advised it wouldn't be a significant reduction.

Discussed the project budget escalation and the possibility of alternative options with risks identified with the koala issue and little chance of additional funding.

Bushfire risks and fuel loads need to be considered in program plan

DW to seek clarification from the DDG in relation to the Koala issue

PAH/Mater – New 20 Bed CCU

Went practical, 8 August

Minor defects need to be rectified Patient transfers beginning Monday 19 September 2011.

Minor defects to be rectified.

, i

There has been a complaint from a neighbour regarding the retaining wall on site– contractor looking into resolving this issue 2011 2011pthought to be – this is being investigatedProgressing reasonably well. Small issue with some vertical screens which is being resolved. IT is disconnected, may be operating June 26.

TC to advise district regarding staffing and their freedom to take possession, install the furniture and set up the IT.

3.2Darling Downs –West Moreton

Toowoomba - 8 Bed Child & Youth Unit & Day CentreProgram

Construction is Facilities Project Team Meeting, 8 August

Consensus the fence height is acceptable

Forecast completion date 7 Octoberunlikely to be completed by 10 October 2011, most likely to be the end of October 2011

TC not aware of any extension of time claims.

The issue of external fencing of child and youth or adolescent facilities was discussed. The Redlands site has a high fence due to the duty of care. The Toowoomba facilities have closed in recreational areas.

2011 – Christian – is this 14 weeks?Progressing very well. Block work construction is satisfactory.

The construction completion date is looking at 2nd September.

West Moreton - New 18 Bed CCU

Difficulties with Stormwater drainage. Solution to drainage problem incurs additional \$450,000. Awaiting Hydraulics report from civil engineer

Civil engineer to complete and submit formal Hydraulics report to councilThe user group meetings have

commenced – a series of six meetings has been proposed.

A Project Officer has been appointed for the project.

The project is currently in the design development stage. The design development process from the previous Goodna site could not be used for this site, hence the requirement to complete the process again.

, cSite survey complete and engaged a consultant to do overland stone-water settlement.

Program date has been moved out slightly.

West Moreton - New 9 Bed HS Incorporate 5 Bed HDU

Went practical 27 MayAs mentioned above in Item 2.

District personnel have compiled a building defect list and a request for additional funding for further items

TC to determine if defects, as determined by the staff, need rectifying

Rezoning of duress: District adamant is required to be extended to five zones. TC issued a VO to contractor to complete

BK & AG to write to Pam Bristo stating the claimed defects are erroneous

Went practical

Patient move in date not yet confirmedw 2011 – Christian - Can you please check this – the whole unit is high secure so I'm not sure what this means?Has been delayed with fire certification issues but completion is imminent, currently tidying up the paperwork to ensure the building surveyors and fire engineers are satisfied.

TC to determine if defects, as determined by the staff, need rectifying

BK & AG to write to Pam Lane and Shirley Wigan to move forward with moving patients in

West Moreton - Upgrade CCU to 20 Beds Forensic ETU

Tenders closed 12 August

Tender review is currently being to be completed.

The lowest tender is from a company currently being investigated in the Federal courts with the ACC regarding collusion with contractors in QLD. Four contractors were found guilty, including the company who have provided the lowest tender. TC has been advised to stop progressing with these tender reviews until penalties have been handed down to the four companies involved. Awaiting advice on being able to progress with the lowest tender, or abort and go ahead with the second lowest tender. The penalties are due to be handed down in the next 4 weeks. This is also an issue for the Townsville child and youth unit.

-with DWin Darren's officeProgressing reasonably well with sub-consultants almost finished.

Pre-tender estimate to be returned this week, this delay has been reflected in the program document.

4CENTRAL PROJECTS

4.1Metro North

Redcliffe/Caboolture -20 Bed Acute Care

Forecast completion date 2 February

Extension of time claim for 54 days, to be reviewed after receiving information from contractorCurrently on trackWConstruction progressing, there was an issue with the installation of the rain vaults, engineering solution devised with additional cost of \$80k.

Redcliffe/Caboolture-New 23 Bed MSU on Caboolture Hospital Campus

As aboveAs above. Currently on track

4.2Central Queensland

Rockhampton – 4 Psycho-Geriatric Acute Beds in new development

Scheduled completion June 2013Nill.

HD has been communicating with Lindsay Farley regarding the model of care.

5NORTHERN PROJECTS

5.1Mackay

Mackay – New 30 Bed Acute Care Unit

Ahead of schedule

Expected completion date April 2012NM

Nill.

5.2Townsville Health Service District

Townsville Redevelop 30 Secure Bed Unit TTH

Revised layout to be submitted by 19 August

Townsville User Group meetings raised the issue of the height of the wall User groups are reviewing the room data sheets and providing feedback to the architect.

Risk management workshop being held in the next month – it is not identified as a high risk site

S, the next one is scheduled in two weeks

femaleAnother user group meeting is scheduled in two weeks Slow progress. User group facility meeting was held

sometime ago, the architect was asked about moving forward without having a decision in regards to security aspect. They are to move the security component offsite.

Have been working on revised layouts to try to resolve some of the issues regarding the nurse's station. TC to meet with architect, Michael Catt and Val Tuckett regarding the nurse's station. 11 items were raised at the meeting which were largely addressed in the plan. It was suggested at the previous user group meeting that Union representatives attend. It is not recommended they attend at this stage.

Townsville New 6 Bed C&Y Unit with Day Centre

Tenders have closed

Progressing on tender review. Currently undergoing final review of the contract documents, and waiting approval to go to tender.

TC is currently drafting a brief to get this project out to tender on 2nd June.

TC has been advised to stop progressing with these tender reviews until penalties have been handed down to the four companies involved. Awaiting advice on being able to progress with the lowest tender, or abort and go ahead with the second lowest tender. The penalties are due to be handed down in the next 4 weeks.

6 Programme

6.1

MHCWP Master Programme

As above.

7 Budget & Funding

7.1 MHCWP Capital Budget

Substantial VO issued for West Moreton 9 Bed HS: \$240,000 over allocated contingency. With tenders coming in less than the pre-tender estimates for some projects, there may be savings made to cover the overruns with the Park HSU and additional funding required for the Redlands adolescent ETU.

ro-Null.

7.2 Community Capital Money

Completed Gold Coast project not going ahead, savings will cover an overrun on the Sunshine Coast project as well as minor overruns at the PAH. PAH currently finalising their invoices. TC to follow up on Longreach before the end of the financial year.

Work is progressing at the Kingaroy refurbishment, but it is unlikely to be completed before the end of the financial year.

The stage 2 mental health projects funded by HHF to start fairly soon. Planning to use a standardised approach to the designs, depending on the site layouts.

Need to do a project analysis regarding the project services and reviews.

DW advised that recurrent funding for the capital works projects funded by HHF needs to be identified and

confirmed before briefs are submitted to enable HPID to begin the SD and PDP processes in July 2011.

8Expenditure

8.1Actual and Forecast Expenditure for MHCWP

NMTC provided an overview of the actual and forecast expenditure for all projects.r Forecast \$25.8 million expenditure this year and \$40 million next year. 2011

9Other Business

No Mention

10Next meeting

10.121 November 2pm, Conference Room 2.2, 15 Butterfield Street, Herston

None

10Next Meeting

20 19 June September 2011 11:00 am, Room 2.22.2, 15 Butterfield St Herston

Capital Works Working Group
Meeting Minutes