

## Capital Works Working Group Meeting Minutes



Queensland  
Government

<b>Project</b>	Mental Health Capital Works Program (MHCWP)	<b>Project No</b>	Various
<b>Meeting</b>	Stage 1 Capital Works Working Group (CWWG)	<b>Date</b>	2 March 2013
<b>Held at</b>	15 Butterfield St, Level 2 Small Meeting Room 3	<b>Time</b>	2.00pm – 3.00pm
<b>Secretariat</b>	Vaoita Turituri		
<b>Chair</b>	Dr Leanne Geppert		

NAME	ROLE	COMPANY	TELEPHONE	EMAIL
<b>Present</b>				
Alan Mayer (AM)	Project Director, MHP	Queensland Health – HIO		
Naomi Brown (NB)	Coordinator	Central Mental Health Clinical Cluster		
Leanne Geppert (LG)	Director, Planning & Partnerships Unit	MHAODB		
Katie Eckersley	A/ Executive Director	Metro South Mental Health, Metro South HHS		
Colo-Louise Davies	Project Manager	Project Services		
<b>Apologies</b>				
Bill Kingswell (BK)	Executive Director	MHAODB		
Marie Kelly (MK)	Manager, Planning & Systems Redesign	Planning & Partnerships Unit, MHAODB		
Mark Wheelchen (MWh)	Manager	Central QLD Mental Health Clinical Cluster		
Emma Foreman (EF)	Principal Project Officer	Planning & Systems Redesign Team, MHAODB		
Kerryn Parrott (KP)	Principal Project Officer MHP	Queensland Health – HIO		

NO.	ITEM	ACTION
<b>1</b>	<b>PREVIOUS MINUTES</b>	
	Previous minutes were accepted	
<b>2</b>	<b>BUSINESS ARISING</b>	
2.1	<ul style="list-style-type: none"> <li>Colo-Louise Davies will represent Project Services in future meetings; Peter Przybylo has resigned.</li> </ul>	
2.2	<ul style="list-style-type: none"> <li>Please note that the next meeting will be re-scheduled to <b>Wednesday 24 April, 2-3pm</b> due to ANZAC Day falling on the regular scheduled meeting on Thursday 25<sup>th</sup> April.</li> </ul>	
<b>3</b>	<b>SOUTHERN PROJECTS</b>	
3.1	<b>Metro South</b>	
3.11	<b>Bayside - New 20 Bed CCU</b> <ul style="list-style-type: none"> <li>Reached practical completion on 15 January 2013</li> <li>There are still minor defects to be addressed; problems with getting the builder to come back to fix these issues.</li> <li>The gum trees that were originally identified for removal will now not be removed due to council restrictions.</li> </ul> <p>Reference was made to the very successful tour of Bayside CCU from interested HHS across the state that will have Stage 2 projects. Metro South was very accommodating and helpful. Participants were impressed by the facilities at Bayside CCU.</p>	Project Services to follow up with the builder

NO. ITEM	ACTION
<b>3.12 Logan – New 25 Acute Care Beds</b> <ul style="list-style-type: none"> <li>Reached practical completion on 26 February 2013</li> <li>The project is approximately \$1.4m over budget.</li> <li>Variations are still to be completed and Queensland Fire and Rescue Service (QFRS) will need to make safety checks. This has come about because of an issue at Caboolture where standard fire safety building requirements were not installed.</li> </ul>	
<b>3.13 Logan – New 16 Bed CCU</b> <ul style="list-style-type: none"> <li>There are ongoing problems with the bad grounds due to the recent wet weather.</li> <li>The contract with the builder did not account for the wet season hence the builder is entitled to the extra cost that is being claimed. This is approximately \$200K – \$300 K. HIO does not have an option except to pay this.</li> <li>The two rain water tanks to be installed underground is on hold as the grounds have swelled due to the wet weather and needs to dry before this can be executed.</li> <li>Currently, 5 days has been lost to wet weather resulting in approximately \$10K extra cost.</li> </ul>	
<b>3.14 Metro South Change Management Process</b> <ul style="list-style-type: none"> <li>No update.</li> </ul>	
<b>3.2 Darling Downs</b> Toowoomba - 8 Bed Adolescent Unit & Day Program - <b>Completed</b>	
<b>3.3 West Moreton</b> <b>West Moreton - New 18 Bed CCU at Gailes</b> <ul style="list-style-type: none"> <li>A stormwater management consultant has been contracted to develop a plan which will need approval from the Ipswich City Council.</li> <li>This project will go to tender together with the Stage 2 CCU projects.</li> <li>Expected completion date is September 2014.</li> </ul>	
West Moreton - New 9 Bed HS Incomp 5 Bed HDU - <b>Completed</b>	
<b>West Moreton -20 Beds Forensic ETU</b> <ul style="list-style-type: none"> <li>Defects period is still in effect.</li> <li>There is approximately \$120K worth of post contract work that is yet to be completed. An invoice for this work is yet to be received.</li> <li>The 12 month defect period ends on 29 June 2013.</li> <li>Patients are expected to transfer to the new facility in July 2013.</li> </ul>	
<b>4 CENTRAL PROJECTS</b>	
<b>4.1 Metro North</b> <b>Redcliffe/Caboolture -20 Bed Acute Care</b> <ul style="list-style-type: none"> <li>The electrical safety officer conducting a standard audit has identified serious breaches of the health facility standard. There are currently no body protection or safety electrical wires in any of the patient areas.</li> <li>This will cost at least \$100K and a complete rewiring of each room will need to be done and work around patients already ensconced in the unit.</li> </ul>	Alan Mayer to follow up who will cover this extra cost.
<b>Redcliffe/Caboolture-New 23 Bed SMHRU on Caboolture Hospital Campus</b> <ul style="list-style-type: none"> <li>Nil</li> </ul>	
<b>4.2 Central Queensland</b> <b>4.21 Rockhampton – 4 Psycho-Geriatric Acute Beds in new development</b> <ul style="list-style-type: none"> <li>Awaiting approval from Central HHS to move the beds from Level 5 to a lower level.</li> <li>Work cannot commence until this is confirmed.</li> <li>It intended that the 4 beds will be moved and be co-located with the current medium secure and administration site. This will enable sharing of recurrent costs.</li> </ul>	
<b>5 NORTHERN PROJECTS</b>	
<b>5.1 Mackay</b> Mackay – New 30 Bed Acute Care Unit - <b>Completed</b>	

NO. ITEM	ACTION
<p><b>5.2 Townsville Health Service District</b></p> <hr/> <p><b>Townsville Redevelop 30 Secure Bed Unit TTH</b></p> <ul style="list-style-type: none"> <li>• This project has been deferred by the Queensland Government until 2014.</li> <li>• A brief for approval to restart the project is yet to be completed.</li> <li>• HIO hope to make a case for the return of \$4m; however, it is not expected that these funds will be returned.</li> <li>• Looking at work beginning in July 2013 with or without the return of \$4m.</li> <li>• Noted that the original project had a budget of \$16.653m which has been reduced by Treasury to \$12.653m and deferred to the 2013-2014 financial year.</li> <li>• \$2m has already been spent on design changes due to changes in the service delivery model.</li> <li>• Tender documents have been completed and ready</li> <li>• Approximately \$13.5m available for this project</li> </ul> <hr/> <p><b>Townsville New 6 Bed Adolescent Unit with Day Program</b></p> <ul style="list-style-type: none"> <li>• Progressing well</li> <li>• Practical completion is now forecast for the between 31<sup>st</sup> May – 7<sup>th</sup> June 2013.</li> <li>• The project forecast to be approximately \$100,000 under budget however; builder and programme costs have not been confirmed.</li> </ul>	
<p><b>6 Budget &amp; Funding</b></p>	
<p><b>6.1 MHCWP Capital Budget –</b></p> <ul style="list-style-type: none"> <li>• The original capital budget was \$148.351M and is now \$130.351M.</li> <li>• \$4M has been removed in 2012-13 from the Townsville SMHRU as the project has been deferred until 2013-14.</li> <li>• \$14M has been removed as a result of the cancellation of the Redlands Adolescent Extended Treatment Unit and used for other QH projects.</li> <li>• To date, budget overruns have occurred on the SMHRU and acute unit at Caboolture (approximately \$2M), the high secure unit at TPCMH (approximately \$300,000) and the Logan acute unit (currently \$1.4m).</li> <li>• Final capital costs provided by HIO for 23 bed secure mental health rehabilitation unit and 20 bed acute unit at Caboolture is forecast to be \$24,235,562 from Project Services, still to be negotiated down by HIO.</li> <li>• Any overall programme savings will be directed to make up the shortfall in the Townsville SMHRU.</li> <li>• It is forecast the overall capital program will be delivered within budget. Tenders are coming in below the estimated budgets.</li> </ul>	
<p><b>7 Risks</b></p>	
<p><b>7.1 Current risks noted include:</b></p> <ul style="list-style-type: none"> <li>○ \$4m removed from the Townsville SMHRU budget</li> <li>○ Gales/Goodna CCU</li> <li>○ Rockhampton – concept brief</li> </ul>	
<p><b>8 Other Business</b></p>	
<p><b>Representation from North QLD</b></p> <ul style="list-style-type: none"> <li>▪ Due to organisational restructuring at Cairns, there is no longer representation for North QLD previously provided by the Manager, North QLD Clinical Cluster.</li> <li>▪ Request that a replacement be sought for the Stg 1 Advisory meeting.</li> </ul>	<p>Secretariat to contact Joe Petrucci re: representative from North QLD.</p>
<p><b>9 Next meeting</b></p>	
<p><b>9.1 Date:</b> 24 April 2013  <b>Venue:</b> Conference Room 2.2, 15 Butterfield Street, Herston  <b>Time:</b> 2.00 – 3.00pm  <b>Dates for 2013</b></p> <p><b>23 May, 27 June, 25 July, 22 Aug, 26 Sept, 24 Oct, 28 Nov, Dec TBA</b></p>	