

Capital Works Working Group Meeting Minutes – Unconfirmed



Queensland
Government

Project	Mental Health Capital Works Program (MHCWP)	Project No	Various
Meeting	Stage 1 Capital Works Working Group (CWWG)	Date	22 August 2013
Held at	15 Butterfield St, Level 2 CR 2.2	Time	2.00pm – 3.00pm
Secretariat	Vaoita Turituri		
Chair	Ben Norris		

NAME	ROLE	COMPANY	TELEPHONE	EMAIL
PRESENT				
Maree Lacey	Proxy for Mark Wheelehen	Central Mental Health Clinical Cluster		
Shona Warren	Proxy for Dr David Crompton	South QLD Mental Health Clinical Cluster		
Michael Riddle (MR)	Project Manager	Savills		
Alan Mayer (AM)	Project Director, MHP	Queensland Health – HIO		
Colo-Louise Davies	Senior Project Manager	Project Services, Dept. Housing & Public Works		
Ben Norris	Manager	MHAODB		
APOLOGIES				
Bill Kingswell (BK)	Executive Director	MHAODB		
Kerryn Parrott (KP)	Principal Project Officer MHP	Queensland Health – HIO		
Emma Foreman (EF)	Principal Project Officer	Planning & Systems Redesign Team, MHAODB		
Marie Kelly	A/Director, Planning & Partnerships Unit	MHAODB		

NO. ITEM ACTION

1 PREVIOUS MINUTES

Previous minutes were accepted and endorsed by Alan Mayer.

2 BUSINESS ARISING

2.1 West Moreton – Gales CCU

- Refer to 3.31

3 SOUTHERN PROJECTS

3.1 Metro South

3.1.1 Bayside - New 20 Bed CCU

- The project proposal and preferred tenderer has now been forwarded to AM for approval.
- AM has approval documentation ready for progression. Time between approval beyond AM and initiating the work is variable and depends on how long it takes for the approval to be made.
- Currently the work required consists of approximately \$190K related to services and \$60K related to defects. This will take approximately 6-8 week to complete.
- Expected completion date for unfinished works has been revised to the end of October 2013.

AM to forward
documentation for
approval.

3.1.2 Logan – New 25 Acute Care Beds

- Handover to QH has occurred.

3.1.3 Logan – New 16 Bed CCU

- The contractor has until August 29 2013 to complete defects and variations. A defect inspection has already been undertaken by QH.

AM advised SW to direct
issue regarding payment
for call out to Project

NO. ITEM	ACTION
<ul style="list-style-type: none"> Handover to QH is expected to be in September 2013. Issue with call out error on alarm will not be paid by the project funds. This should be covered in the contract. 	Services
3.14 Metro South Change Management Process	
No update.	
3.2 Darling Downs	
Toowoomba - 8 Bed Adolescent Unit & Day Program - Completed	
3.3 West Moreton	
3.31 West Moreton - New 18 Bed CCU at Gailes	
<ul style="list-style-type: none"> Approval to appoint Savills as the Project Manager and Peddle Thorp as consultants for this project. Savills have met with Jeannette Rowe, town planner, to resolve issues with the Ipswich Council. Michael Riddle will manage this project and will progress the Gailes design so that it can be included in the tender process for the other Stage 2 capital works. However, if this is not possible, the Stage 2 works will not be delayed and will go ahead. Projected to be completed in September 2014. Discussion regarding options for the land at Goodna originally designated for the West Moreton CCU included selling off this land to recoup some of the costs to be added to the emergent works fund. 	
3.32 West Moreton - New 9 Bed HS Incorp 5 Bed HDU - Completed	
3.33 West Moreton -20 Beds Forensic ETU	
<ul style="list-style-type: none"> Unit is now operational 	

4 CENTRAL PROJECTS

4.1 Metro North

Redcliffe/Caboolture -20 Bed Acute Care

- The body protection issue is being resolved.
- The generator acoustic issue has been resolved

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

Nil

4.2 Central Queensland

4.2.1 Rockhampton – 4 Psycho-Geriatric Acute Beds in new development

- Savills as project manager and Peddle Thorp as consultants have also been appointed to this project.
- Peddle Thorp will develop plans based on existing plans previously developed for the unit.
- Currently awaiting formal confirmation to begin work.
- Tender will be targeted at local builders.
- Budget is approximately \$662K
- Estimated PC is forecast for December 2014.

5 NORTHERN PROJECTS

5.1 Mackay

Mackay – New 30 Bed Acute Care Unit - **Completed**

5.2 Townsville Health Service District

Townsville Redevelop 25 Secure Bed Unit TTH

- Budget has now been revised to \$12.653M.
- Practical completion date is estimated for March 2014.
- Commitment for savings from Stage 1 contingency funds to be transferred to this project.
- The recurrent operational cost for 30 beds is still available.
- Proposal to use any contingency funds to build 5 beds in Cairns. This will require further discussion.

Townsville New 6 Bed Adolescent Unit with Day Program

- Practical completion is expected for August 30 2013.

NO. ITEM	ACTION
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- Minister for Health to open this facility on 5 September 2013.
- Over budget by approximately \$100K.

6 BUDGET & FUNDING

6.1 MHCWP Capital Budget –

- The original capital budget was \$148.351M and is now \$130.351M.
- \$4M has been removed in 2012-13 from the Townsville SMHRU as the project has been deferred until 2013-14.
- \$14M has been removed as a result of the cancellation of the Redlands Adolescent Extended Treatment Unit and used for other QH projects.
- 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).
- 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.
- An extra \$80-90K is required to fund the re-wiring of patient areas at Redcliffe/Caboolture acute unit.
- Any overall programme savings will be directed to make up the shortfall in the Townsville SMHRU.
- It is forecast the overall capital program will be delivered within budget. Tenders are coming in below the estimated budgets.

7 RISKS

7.1 Current risks noted include:

- Gailes CCU
 - Loss of income from the purchase of land to enable access to the Goodna site. Resale of this land will be at a loss and may not be directed back to the project.
 - Budget blow out
 - Ipswich Council may decline the application for Gailes if in breach of the Sustainable Planning Act.
- Rockhampton – concept brief and approval required before commencement of project. .

8 OTHER BUSINESS

9 NEXT MEETING

9.1 **Date:** 22 September 2013

Venue: Conference Room 2.2, 15 Butterfield Street, Herston

Time: 2.00 – 3.00pm

Dates for 2013

24 Oct, 28 Nov, Dec TBA