

Capital Works Working Group Meeting Minutes



Project	Mental Health Capital Works Program (MHCWP)	Project No	Various
Meeting	Stage 1 Capital Works Working Group (CWWG)	Date	20 February 2012
Held at	Queensland Mental Health, 15 Butterfield Street HERSTON	Time	2.00pm – 3.00pm
Secretariat	Karissa Maxwell		
Chair	Leanne Geppert		

NAME	ROLE	COMPANY	TELEPHONE	MOBILE	EMAIL
Present					
Leanne Geppert	A/Director, MHPIU	Queensland Health - MHAODD			
Bill Kingswell (BK)	A/Executive Director, MHAODD	Queensland Health - MHAODD			
Helen Doyle (HD)	A/Manager, MHPIT	Queensland Health – MHPIU			
Karissa Maxwell	A/Principal Project Officer,	Queensland Health – MHPIU			
Karyn Weller (KW)	Team Leader, Northern Cluster	Queensland Health			
Terry Carter (TC)	Project Manager	Project Services			
Mark Wheelen	Team Leader, Central Cluster	Queensland Health			
Alan Mayer	Director MHP, CDPS	Queensland Health – HPID			
Michelle Walter	Manager, MHP	Queensland Health – HPID			
Kerryn Parrott (KP)	Principal Project Officer MHP	Queensland Health – HPID			
Apologies					
Jason Flenley (JF)	Program Director, CDPS	Queensland Health – HPID			
Marie Kelly (MK)	A/Assistant Director,	Queensland Health - MHPIUQueensland			
Vaoita Turituri (VT)	Team Leader, Southern Cluster	Queensland Health			

NO. ITEM	ACTION
1 PREVIOUS MINUTES	
<ul style="list-style-type: none"> Approved – Amayer pending changes to items 4.1 and 4.2. 	
2 BUSINESS ARISING	
<ul style="list-style-type: none"> The issues raised from Ipswich City Council have been resolved and has been included in the SPA documentation for the Gailes CCU. MWalter has circulated the meeting schedule for the individual capital works projects to the CWWG. 	
3 SOUTHERN PROJECTS	
3.1 Metro South	
Bayside - New 20 Bed CCU <ul style="list-style-type: none"> Construction is progressing. There has been a delay due to wet weather and the ground water issue. Current completion date 19 October 2012 but does not take into account the recent delays, therefore more likely to be end November 2012. 	
Logan – New 25 Acute Care Beds <ul style="list-style-type: none"> Construction is progressing, due for completion June 2012. The design for the refurbishment of the ensuites has been approved by Metro South HSD. 	
Logan – New 16 Bed CCU <ul style="list-style-type: none"> Went to tender Friday 17th February 2012. This was earlier than scheduled as advised by HPID due to going into caretaker mode. Construction completion expected December 2012. Construction time has been reduced from 45 to 35 weeks. 	
Redlands-New 15 Bed Adolescent ETU, Day Program & School <ul style="list-style-type: none"> The architectural drawings are currently being reviewed by the user group. The draft report has been received on the hydraulics and stormwater drains and is being reviewed by the civil engineers and project services. The High Environmental Sensitivity (HES) area is identified on the drawings as requested by DERM. DERM believe this area has very high sensitivity from an environmental perspective and no buildings should be built on these areas. The HES is quite extensive on the site. This project is the biggest risk to the stage 1 capital works program, both time and budget wise. 	

NO. ITEM	ACTION
<ul style="list-style-type: none"> The Park Redevelopment Team advised in a separate meeting they were not aware the user groups had recommenced. TC advised that Trevor Saddler and Kevin Rogers (School Principal) were aware of the meetings. The practical completion date has pushed out approximately five months since the January 2012 report due to the design development scheduled to begin after the CID approval, to prevent any aborted fees. 	
3.2 Darling Downs ----- Toowoomba - 8 Bed Adolescent Unit & Day Program <ul style="list-style-type: none"> Finalising variations and claims. 	
3.3 West Moreton ----- West Moreton - New 18 Bed CCU at Gailes <ul style="list-style-type: none"> The architectural drawings have been provided to Kelly Graham, Town Planner for review prior to submitting to Ipswich City Council. The practical completion date has pushed out approximately two months since the January 2012 report due to the design development scheduled to begin after the SPA approval, to prevent any aborted fees. ----- West Moreton - New 9 Bed HS Incomp 5 Bed HDU <ul style="list-style-type: none"> All variations have been finalised. ----- West Moreton - Upgrade CCU to 20 Beds Forensic ETU <ul style="list-style-type: none"> Construction has commenced. During the initial site assessment with the superintendent it was found that when the Park were removing the contents from the building, there was some wall damage and taps missing, this is currently being assessed with what is required. 	
4 CENTRAL PROJECTS	
4.1 Metro North ----- Redcliffe/Caboolture -20 Bed Acute Care <ul style="list-style-type: none"> Construction continuing, forecast completion date is 18 May 2012. HSD aiming to take consumers from 4 June 2012. The contract variation register is being updated, however there are a number of unapproved variations. Currently, the adult acute unit is \$333,000 over budget and the SMHRU is \$243,000. The builder has advised the security screens and gates that enclose the courtyards are different to those that were included in the initial contract documentation. This is being investigated. ----- Redcliffe/Caboolture-New 23 Bed SMHRU on Caboolture Hospital Campus <ul style="list-style-type: none"> As above – Redcliffe/Caboolture – 20 bed acute care. 	
4.2 Central Queensland ----- Rockhampton – 4 Psycho-Geriatric Acute Beds in new development <ul style="list-style-type: none"> There has been some concern from the HSD how the 4 beds are going to fit into the medical Unit. MW to follow up on progress of this discussion for next meeting. 	MWh follow up on progress of the 4 beds fitting into the medical unit at the Rockhampton hospital
5 NORTHERN PROJECTS	
5.1 Mackay Mackay – New 30 Bed Acute Care Unit <ul style="list-style-type: none"> Scheduled to be finished May/June 2012. AMayer to confirm. A new Director of Nursing is currently being recruited. 	AMayer confirm latest completion date.
5.2 Townsville Health Service District ----- Townsville Redevelop 30 Secure Bed Unit TTH <ul style="list-style-type: none"> Currently finalising the design development and the associated budget. The revised staging plan (4 stages with 2 weeks between each stage) has been approved by Townsville HSD. Dates for the stages have been requested by Townsville HSD to assist with the decanting process, however the dates have not yet been determined. 	

NO. ITEM	ACTION
<ul style="list-style-type: none"> The master program may need to be reviewed in regards to timeframes for each activity. 	
<p>Townsville New 6 Bed Adolescent Unit with Day Program</p> <ul style="list-style-type: none"> Pre-start meeting has been held and construction has commenced. 	
6 Programme	
6.1 MHCWP Master Programme <ul style="list-style-type: none"> As above. 	
7 Budget & Funding	
7.1 MHCWP Capital Budget <ul style="list-style-type: none"> The overall program is currently \$2.2 million over budget. There may be savings made if good tender results are received. Future variations need to be carefully monitored to ensure the program is kept within the dedicated budget. All variations over \$1000 are required to be approved by AMayer. 	
8 Expenditure	
8.1 Actual and Forecast Expenditure for MHCWP <ul style="list-style-type: none"> YTD actual expenditure \$20.19M 	
9 Other Business	
<ul style="list-style-type: none"> The previous two FPTMs in Metro South have been cancelled due to insufficient quorum. It was identified that it is important to advise Metro South of attendance to avoid these meetings being cancelled. 	
10 Next meeting	
10.1 <ul style="list-style-type: none"> 19 March 2012, 2pm, Conference Room 2.2, 15 Butterfield Street, Herston 	