

Capital Project Update – May 2024

Strategic Alignment - Our Corporation

Tuesday, 18 June 2024
Infrastructure and Public Works Committee

Program Contact:
Mark Goudge, Associate Director
Infrastructure

Approving Officer:
Tom McCready, Director City
Services

Public

EXECUTIVE SUMMARY

This report provides a summary view of the Capital Works Program delivery and financial performance as of 31 May 2024 including a snapshot of headline projects either complete or in progress, future procurement activities and upcoming community consultation and engagement activities.

The Infrastructure Program will present a monthly report to the Infrastructure & Public Works Committee reflecting the previous monthly performance.

RECOMMENDATION

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL:

1. Notes the Capital Works Program Update for May 2024 as contained within this report and Attachment A to Item 7.4 on the Agenda for the meeting of the Infrastructure & Public Works Committee held on 18 June 2024.
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IMPLICATIONS AND FINANCIALS

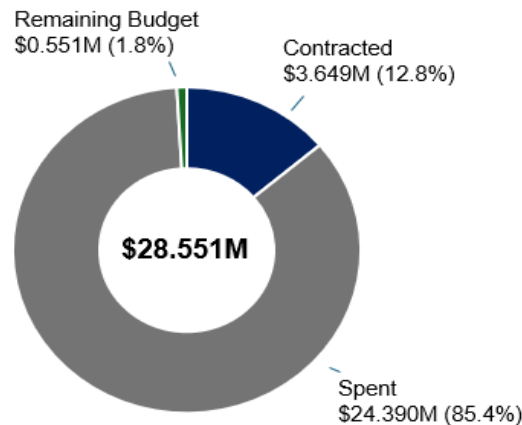
City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Corporation Strategy, Value and Efficiency - Strategic and Capital Projects are delivered on time and on budget (target 75%)
Policy	Not as a result of this report.
Consultation	Consultation to various levels as required for the delivery of each project has or will be undertaken.
Resource	Projects delivered through a combination of Council resources, contract staff and external contractors and suppliers.
Risk / Legal / Legislative	Not as a result of this report.
Opportunities	Not as a result of this report.
23/24 Budget Allocation	This report tracks capital works performance against the 2023/24 Capital Works budget of \$99.556m.
Proposed 24/25 Budget Allocation	Not as a result of this report.
Life of Project, Service, Initiative or (Expectancy of) Asset	Life expectancy of assets varies by asset class.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	Ongoing costs for the maintenance of new and/or renewed assets will be factored into future Asset Management and Maintenance Plans, Business Plans and Budgets.
Other Funding Sources	Projects reported on are primarily funded from Council's Capital Budget, however various State and Federal grant funding opportunities have been leveraged against a number of projects.

DISCUSSION

1. The total revised Capital Expenditure Budget for 2023/24 approved by Council is \$99.556m.
2. The Capital Works Program is itemised as follows.
 - 2.1. Major Projects are defined as complex projects identified through Council strategies and plans; the funding allocated within the 2023/24 financial period totals \$28.551m.
 - 2.2. New and Upgrade Projects are defined as installation of new infrastructure and upgrades to existing infrastructure, identified through Council strategies and plans. The funding allocated within the 2023/24 financial period totals \$16.852m.
 - 2.3. Renewal Projects are defined as renewals and maintenance works which are aligned to Asset Management Plans and current assets. The funding allocated within 2023/24 financial period totals \$54.153m.
3. The monthly Capital Works Update provides the status of these three capital programs as at the end of each calendar month.

Major Projects

4. Major Projects as of 31 May 2024 reflects \$24.390m in spend and a further \$3.649m in contracted works.



5. Examples of Major Projects within this category are:
 - 5.1. Bikeways: North-South - Frome Road (Victoria Drive to Albert Bridge)
 - 5.2. Gouger Street Revitalisation
 - 5.3. Hutt Street Entry Statement.
6. Major Project Summary:
 - 6.1. Several major projects are approaching practical completion and awaiting final hand over, including the Rymill Park Lake - Stage 1.
 - 6.2. The Project Delivery team is managing stakeholder interaction across several major works around the City at present.

Examples:

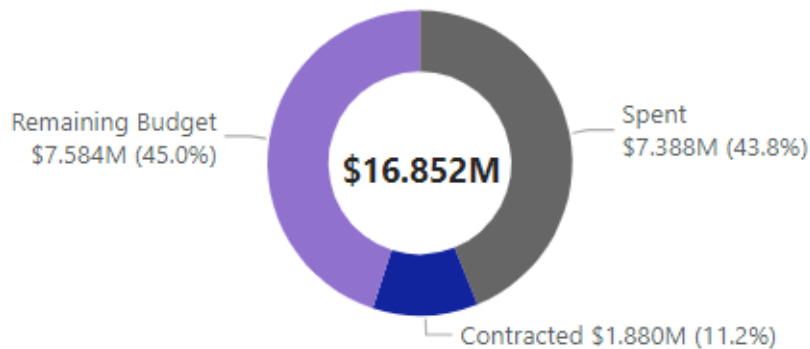
- 6.3. The Bikeways North-South has commenced at the Rundle Street to North Terrace (South end) following a series of redesigns to local storm water. Preliminary works have included the set-up of construction work zones, road and footpath excavation and civils. The project team is maintaining regular updates to local businesses and ensuring accessibility to buildings. The current schedule indicates completion of the completed bikeway, Rundle Street to Albert Bridge in October 2024. Opportunities for fast tracking the work are continually being explored.
- 6.4. Gouger Street Revitalisation Project - the project team are deep into the investigation phase, understanding the project opportunities and constraints. Following the recent round of community

engagement, the team has also started the concept phase and developed a concept pack for presentation to Council. Key consultancies are now engaged including Surveyor, Cost Consultant, Stakeholder Engagement Lead and several work packages are ready to be released.

- 6.5. The Hutt Street Entry Statement excavation is complete, and underground services (stormwater, electrical, irrigation...etc) installed. Permeable pavement on the western side of Hutt Road within the Park Lands is fully completed, and approximately 30% of the exposed aggregate concrete path on the eastern side of Hutt Road are constructed. Construction works are expected to be completed in August, with planting to follow to allow the site to be opened for public ahead of schedule.

New and Upgrade

7. New and Upgrade Projects as of 31 May 2024 reflects \$7.388m in spend and a further \$1.880m in contracted works.



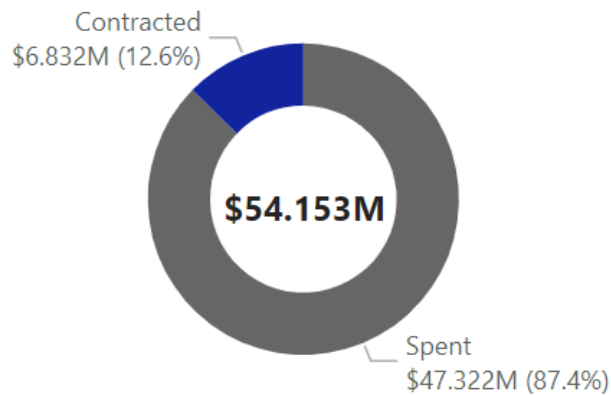
8. Examples of New and Upgrade Projects within this category are:
 - 8.1. Carriageway Park/Tuthangga (Park 17) Earthen Levee Stormwater Management
 - 8.2. Field Street Revitalisation
 - 8.3. Light Square Electrical infrastructure.
9. New and Upgrade Summary:
 - 9.1. We have reached practical completion on two New and Upgrade projects over the past month.
 - 9.1.1. Adelaide Central Market Authority (ACMA) – New Security Gates
 - 9.1.2. Greening Walter Street.

Examples

 - 9.2. Carriageway Park/Tuthangga (Park 17) Earthen Levee Stormwater Management. The levee will offer the first line of protection to flood prone Hutt Road/South Terrace intersection, as part of a two-stage plan to offset flood risk to commercial residences in this location. Commenced in late May, the levee is 30% completed and on track for completion by 30 June 2024. The team will continue with the core of the levee and lay topsoil with grass cover in the month of June.
 - 9.3. Field Street Revitalisation project is well underway, with full street excavation undertaken and a new stormwater upgrade completed. The project is continuing with the electrical works, lighting installations and footpaths. Three tree cell installations are also being delivered along the street. The works have experienced several construction challenges with underground services, requiring some quick design decisions and the cooperation of third parties - power and gas.
 - 9.4. The Light Square Electrical infrastructure project will provide additional power supply to events within Light Square. Planning for Stage two is still progressing, with Stage one of the works completed with power connection to the perimeter of Light Square. The project team are managing through a significant services clash in the Square with SAPN's High Voltage line, which has required some redesign. The team estimate a completion date in August 2024.

Renewal Projects

10. Renewal Projects as of 31 May 2024 reflects \$47.322m in spend and a further \$6.832m in contracted works.



11. Examples of Renewal Projects within this category:

- 11.1. Bentham Street and Waymouth intersection
- 11.2. Pitt Street
- 11.3. Adelaide Town Hall – Albert Tower Rehabilitation.

12. Renewal Project Summary:

12.1. Practical completion was achieved on 11 renewals projects over the month including:

- 12.1.1. 23/24 Traffic Signal Cables and Conduit replacement – Pulteney Street / Carrington Street
- 12.1.2. 23/24 Traffic Signal Cables and Conduit replacement – Pulteney Street / Gilles Street
- 12.1.3. 23/24 Electrical switch boards – above ground
- 12.1.4. Traffic signal controller renewal program
- 12.1.5. Commercial Plant & Fleet replacement program
- 12.1.6. Decorative lighting – East End renewals
- 12.1.7. London Road Depot – Height safety improvements
- 12.1.8. Public art lighting
- 12.1.9. Road resurfacing and Kerb works – Cardiff Street – Childers Street
- 12.1.10. Sudholtz Place stormwater renewal.

Examples

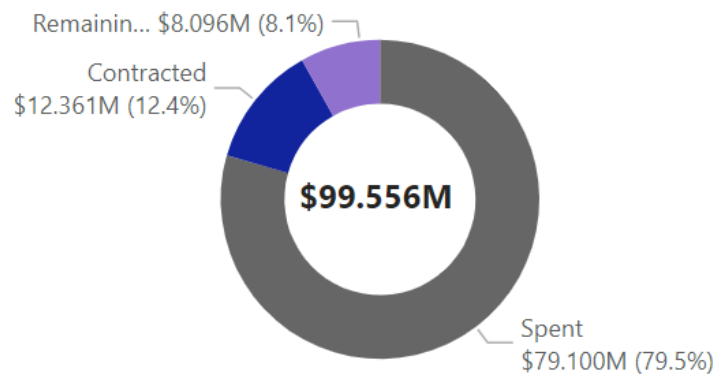
- 12.2. Bentham Street and Waymouth Street intersection upgrade has reached 90% completion with only minor works to be finalised in early June, ahead of the original schedule. The project has delivered freshly paved surfaces, a stormwater upgrade, DDA compliant pram ramps and new kerbing protuberances supporting the busy pedestrian activity in this space which includes the Market to Riverbank connection.
- 12.3. In relation to Pitt Street, all underground services works are completed, now awaiting tree installations and lighting, due early June. The final stage of works will include road resurfacing. Ongoing key stakeholder management continues to accommodate CarePark, Her Majesty Theatre access and Metro Hotel deliveries.

The project team are working with Her Majesty Theatre staff to support bollard movements that will enable the bump-in, and bump-out process. Works remain on track to be complete within the 2023-24 financial year pending the arrival of trees.

- 12.4. Adelaide Town Hall – Albert Tower Rehabilitation, preparation works have commenced in May, with the installation of a major scaffolding framework around the tower that will support of the works. The program will commence on 1 July in line within boundaries of State Heritage Conservation rules. To this end, the engagement of a Heritage Architect and Structural Engineer has been undertaken. A key outcome from the project will be stabilisation to the existing structure.

Capital Works Program

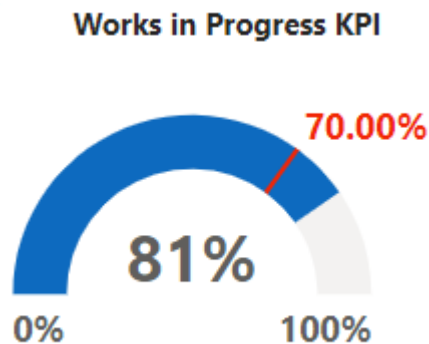
13. There are 388 projects within the approved program in the 2023/24 financial year.
14. Within the 2023/24 Capital Works Program there are currently 106 projects within the Initiate, Concept and Design phase.
15. The total value of projects within the Initiate, Concept and Design Phase is \$6.645m.
16. There are 282 projects in the Delivery Phase with a total value of \$92.911m. Of these projects, 157 have reached practical completion.
17. The total expenditure against the Capital Works Program to the end of May 2024 is \$79.100m spent with a further \$12.361m contracted, totalling \$91.461m in the first eleven months.



Summary of commitments and expenditure by asset class for May-2024.

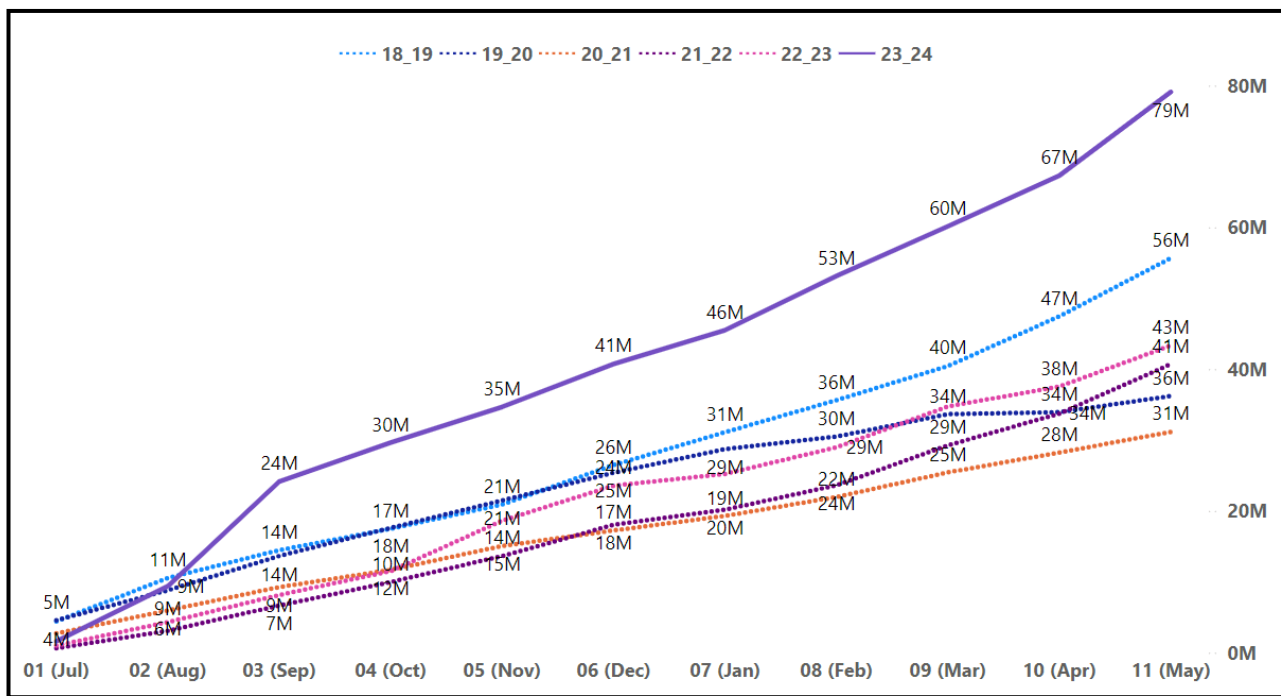
Capital Works	No. of Projects	Approved Budget	Commitments	Expenditure	Remaining Budget
Asset Renewals	297	\$54.153M	\$6.832M	\$47.322M	\$0.000M
Corporate Overhead		\$5.500M	\$0.011M	\$5.402M	\$0.086M
Major Projects	11	\$6.282M	\$1.187M	\$4.635M	\$0.461M
New/Upgrade Projects	26	\$1.286M	\$0.011M	\$0.583M	\$0.692M
Bridges	3	\$0.243M	\$0.066M	\$0.157M	\$0.020M
Buildings	40	\$9.568M	\$1.846M	\$8.704M	(\$0.982M)
ICT Renewals	7	\$2.090M	\$0.287M	\$1.609M	\$0.193M
Light'g & Electrical	17	\$1.587M	\$0.463M	\$1.666M	(\$0.543M)
Park Lands Assets	14	\$3.253M	\$0.074M	\$3.061M	\$0.118M
Plant and Fleet	6	\$3.501M	\$0.799M	\$2.765M	(\$0.064M)
Traffic Signal	8	\$1.719M	\$0.038M	\$2.021M	(\$0.339M)
Transport	113	\$14.044M	\$1.129M	\$12.509M	\$0.406M
Urban Elements	45	\$3.392M	\$0.366M	\$2.428M	\$0.598M
Water Infrastructure	7	\$1.689M	\$0.555M	\$1.780M	(\$0.646M)
Major Projects	25	\$28.551M	\$3.649M	\$24.390M	\$0.511M
New/Upgrade Projects	107	\$16.852M	\$1.880M	\$7.388M	\$7.584M
Total	388	\$99.556M	\$12.361M	\$79.100M	\$8.096M

18. Examples of those works completed or in progress are reflected in **Attachment A**.
19. Works in Progress (WIP) is the capitalisation of projects within 10 weeks following Practical Completion. WIP currently sits at 81% as at the 31 May 2024. WIP KPI - 70%.



Capital Works Year on Year Spend Profile

20. The spend profile for May 2024 reflects a capital spend of \$79,100m year to date, compared to \$43,344m in May 2023. This represents an 82% increase on the same period last year.



Future Procurement Activities

21. The following procurement activities are currently being undertaken or will commence shortly:
 - 21.1. Early procurement opportunities are now being considered for the 24/25 program.
 - 21.2. Approximately \$13m of pre-approved capital works is being considered for early release to market.

Community Consultation and Engagement Activities

22. The following are some of the community consultation activities and engagements that are ongoing or planned:
 - 22.1. North–South Bikeways: weekly stakeholder bulletins being issued and one on one meetings with local stakeholders – Crowne Plaza representatives.
 - 22.2. Hindley Street consultation: multiple drop-in sessions and trader meetings.
 - 22.3. Gouger Street Revitalisation: Your Say feedback on vision and design priorities.
23. The information provided reflects the first eleven months of the 2023/24 financial year. For further details on the 2023/24 Capital Program, the Council Member Corporate Dashboard has a dedicated Capital Works section.
24. Should Council Members wish to understand the progress of a specific project/s outside of those highlighted, the Director, City Services and Associate Director, Infrastructure can be contacted to discuss.

ATTACHMENTS

Attachment A – Capital Works Projects in Focus – May 2024

- END OF REPORT -