



**SUPPLEMENTARY
AGENDA**

ORDINARY COUNCIL MEETING

WEDNESDAY, 21 AUGUST 2019

Notice is given that the next Ordinary Council Meeting of Tiwi Islands Regional Council will be held on:

- Wednesday, 21 August 2019 at
- Pirlangimpi Council Boardroom
- Commencing at 9:00 am

Your attendance at the meeting will be appreciated.

Valerie Rowland
Chief Executive Officer

AGENDA

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REPORTS FOR DECISION

ITEM NUMBER	6.5
TITLE	Variation Letter - Pirlangimpi Pontoon
REFERENCE	228252
AUTHOR	David Astalosh, Manager Grants and Policies



This report seeks council approval to request a variation to Special Purpose Grant (SPG) funding from the Northern Territory Government Department of Local Government Housing and Community Development.

TIRC was approved and SPG of \$238,844 to install the Pirlangimpi pontoon. It has been identified that the total cost of the project will significantly exceed this amount of funding.

Council has requested TIRC write to the Minister and request to use the funds on another community project at Pirlangimpi: to refurbish and maintain the Pirlangimpi community swimming pool.

BACKGROUND

The Pirlangimpi pontoon project and special purpose grant have been discussed at the Council level for some time. The attachments to this report outline the journey of the project, outcomes of the discussions and steps taken so far.

Summary of attachments:

1) Ward Update Action Items and Timeframes July 2019_Part1

This attachment recaps the updates provided to council through the Ward Update section of each Council meeting.

2) Revised cost estimate provided by QS services

A revised cost estimate was prepared by Charles Wright of QS Services. The new cost of \$646,000 is a best case scenario estimate, this may increase dependent upon plans, designs, delays and unforeseen variables during construction.

This estimate may still not be enough to cover the project. Particularly in light of the \$1.9 million contract recently awarded for the Nitmiluk National Park Jetty.

3) Proposed works and quotes for the refurb of the Pirlangimpi community swimming pool.

This attachment outlines the proposed scope of works and cost estimates for the Pirlangimpi pool if the variation is successful.

Pirlangimpi pool is desperately in need of refurbishments, as it has not had any maintenance work done for a long time. For example the filtration system was installed in 2002 and is now unserviceable. Other critical issues with the pool include major leaks that require a complete resurfacing, the replacement of the chlorination system, and severely damaged edge pavers. Installation of shade structure above the pool will provide protection from the sun for users and reduce foreign objects from blowing into the pool and blocking the filtration system. These works will extend the service life of the pool for the next ten years and into the future.

4) Letter to the Minister requesting variation

The attached draft letter from the CEO to the Minister for Local Government outlines the request for variation, timeline of the project and steps taken as well as the future project path if approved.

ISSUES/OPTIONS/CONSEQUENCES

There is a risk that NTG may decline this request for variation and request the funding be returned to the department.

CONSULTATION & TIMING

If approved, correspondence to be sent to the Minister for Local Government and the Member for Arafura, and the Department of Local Government, Housing and Community Development.

RECOMMENDATION:

1. That Council approve for the CEO to request a variation from the Minister for Local Government to change the Special Purpose Grant funding from the Pirlangimpi pontoon to refurbishments and maintenance at the Pirlangimpi community swimming pool.
2. That council approve for the letter to also be sent to the Member for Arafura and the Department for Local Government Housing and Community Development.

ATTACHMENTS:

- 1 1 Ward Update Action Items and Timeframes July 2019_Part1.pdf
- 2 2 NT08048 - Pirlangimpi Pontoon_Mar2019 Rev. No.pdf
- 3 3 PIRLANGIMPI POOL UPGRADE COSTINGS 29072019.docx
- 4 4 Pirl pontoon pool letter draft for approval 02-08-2019.docx



Ward	Action Item	Action or Outcome Arising	Responsible Officer	Timeline	Action to be taken	Response to Council
Pirangimpi	28/1/17 Pontoon	Why is it taking so long for this project to be completed? A request from the Pirangimpi ward for the responsible Manager for projects to attend Local Authority meetings to provide an update to members Request to relocate the pontoon to be secured away in safe place away as kids are playing on it.	Chief Financial Officer / GM Infrastructure			18/6/2018 – Pending TIRC applied for \$238,844 through Northern Territory Government Special Purpose Grants to investigate next steps of the Pirangimpi pontoon project. TIRC expects to formally hear a response from the Department of Local Government before the end of June. 25/7/2018 – Pending Acting GM Infrastructure to take it through tender process 15/09/2018 – Pending Infrastructure is managing a number of tenders – a new Interisland Ferry, a grader, two security tenders for Council houses and facilities. Council was successful in applying for the money and will now need to proceed with a marine survey and environmental assessment, and have a plan and design developed. 27/09/2018 – Pending

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						<p>installing the Pirlangimpi pontoon. The estimate is \$588,000 some \$350,000 in excess of our current funding of \$238,844. A also note that the estimate does not appear to include safety barriers around the pontoon, and comes with a number of conditions that could ultimately impact the final price. My simple conclusion from this is that we currently only have about 50% of the funding required to complete this project.</p> <p>A copy of the estimate is attached now. On that basis we will need to seek further guidance from Council about how to proceed.</p> <p>10/4/2019 – Pending</p> <p>At the OCM held on 27th March, a detailed quote was provided that confirmed the current funding levels for this project are approximately \$350,000 short of what is necessary.</p> <p>At the OCM it was decided that a variation be sought with the funding provider to consider</p>
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						<p>one of three options which are currently being costed.</p> <ol style="list-style-type: none"> 1. Creation of a vehicle landing facility at Interview Point – which has since been discounted as probably being too expensive. 2. Upgrade of the Pirlangimpi passenger ferry entry and exit facilities – potentially utilising some existing infrastructure (walk way) 3. Upgrade of the Pirlangimpi pool <p>We are planning to be in a position to present these options further at the Pirlangimpi Local Authority meeting to be held on 21 May 2019.</p> <p>7/06/19 – Pending A variation will be sought to have the funds diverted to an upgrade of the Pirlangimpi pool.</p> <p>19/6/2019 – Pending Letter has been drafted confirmed by the Grants and Policies Manager.</p>
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QUANTITY SURVEYORS & COST CONSULTANTS

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Darwin NT 0
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8 March 2019
Revised 18 March 2019



Tax agent
03649009

Chief Financial Officer
Tiwi Islands Regional Council
GPO Box 267
WINNELLIE NT 0822

Attention : Mr. Shane Whitten

Dear Sir,

Re : Proposed Pontoon and Walkway - Pirlangimpi, Tiwi Islands

As requested, we have prepared the attached Budget Estimate for the above project summarised below.

Description -	Cost \$
End construction cost	\$448,000.00
Consultant's Fees and Charges, Investigation, Design and Supervision	\$140,000.00
Sub-Total	\$588,000.00
DIPL Project Delivery Costs	Excl.
GST	\$58,800.00
PNCCP and WASSEP Fees	N/A
NT Build Levy	N/A
Total Including GST	\$646,800.00

We have assumed commencement in May 2019 and a construction time of three (3) months, including lead time, by a specialist marine contractor after a competitive tender process.

The above estimate excludes Consultant's Fees and Charges and the Client's project delivery costs.

This estimate has been based on the project details and photos, and should be regarded as being indicative as many factors will influence the final cost such as detailed engineering design solutions, availability of specialised plant and equipment and methodology adopted to undertake the work, conditions found on site and market conditions at the time project is being procured

This estimate has been set against the back drop of an extremely depressed construction industry in the Northern Territory and it is therefore of prime importance to understand that any upswing in activity will have a detrimental affect on the reliability of the cost estimate.

We trust that the above and attached is suitable for your present needs and please feel free to contact the under signed should you wish to discuss this.

Yours faithfully,
QS Services

Charles H. Wright
AAIQS ICECA

Construction Estimating Pty Ltd
trading as QS Services
ABN 74 009 643 574

**PROPOSED PONTOON AND WALKWAY
PIRLANGIMPI, TIWI ISLANDS**

Prepared by : **QS Services**
Quantity Surveyors and Cost Consultants

BUDGET ESTIMATE

Revised : 18 March 2019

Ref.	Description	Unit	Qty	Rate	Extension	Total
<u>General</u>						
a	Environmental Management Plan and implementation	item	1	1,500.00	1,500.00	
b	Erosion and Sediment Control Plan, ditto	item	1	1,000.00	1,000.00	
c	Provision for Crocodile Management, ditto	item	1	1,000.00	1,000.00	
d	Health and Safety Plan	item	1	1,000.00	1,000.00	
e	Silt Fencing and curtain	item	1	1,000.00	1,000.00	5,500
<u>Pontoon</u>						
a	Mobilisation & Demobilisation of Plant	item	1	15,000.00	15,000.00	
b	Mobilisation & Demobilisation of Piling Plant & Cranes	item	1	50,000.00	50,000.00	
c	Provision for temporary access to site	item	1	1,000.00	1,000.00	
d	Allow to clear area for new pontoon	item	1	1,000.00	1,000.00	
e	Concrete filled steel tube pile	no	2	40,000.00	80,000.00	
f	Allow for piling	no	2	10,000.00	20,000.00	
g	Supply and delivery of Pontoon by other				Excl.	
h	Installation of pontoon	item	1	10,000.00	10,000.00	
j	Cathodic protection to piles and pontoon	item	1	10,000.00	10,000.00	
k	Make good disturbed surface on completion	item	1	2,500.00	2,500.00	189,500
<u>Gangway</u>						
a	Steel Trussed gangway - Assume 15.0m long x 2.5m wide including 1.6m high balustrade	t	2.77	7,500.00	20,775.00	
b	Allow for attached connections	t	0.56	8,000.00	4,480.00	
c	Allow for surface treatment, HDG unpainted	t	3.33	1,600.00	5,328.00	
d	Allow for shop drawings	t	3.33	500.00	1,665.00	
e	Precast concrete planks for gangway decking	m2	38	250.00	9,500.00	
f	Allow for deck support angles, sleeve, bolts, etc.	item	1	1,000.00	1,000.00	
g	Allow Pivots/Connections	item	1	3,000.00	3,000.00	
h	Cathodic protection to gangway	item	1	5,000.00	5,000.00	
<u>Transport to Site and Erection</u>						
a	Transport to site	item	1	4,000.00	4,000.00	
b	Assemble sections on site	item	1	2,000.00	2,000.00	
c	Install assembled sections	item	1	5,000.00	5,000.00	61,748
<u>Anchor footing</u>						
a	Excavation for bored piers	m3	2	100.00	200.00	
b	EO rock excavation	m3	2	120.00	240.00	
c	Disposal of spoil	m3	2	20.00	40.00	
<u>Concrete</u>						
a	Bored Piers	m3	2	980.00	1,960.00	
b	Pier cap	m3	1	980.00	980.00	
<u>Reinforcement</u>						
a	Bored Piers	t	0.13	2,600.00	338.00	
b	Pier cap	t	0.10	2,600.00	260.00	
<u>Formwork</u>						
a	Formwork for pier cap	m2	4	80.00	320.00	
b	Concrete testing	m3	2	10.00	20.00	
c	Concrete pumping / handling	m3	2	60.00	120.00	
d	Allow for concrete curing	item	1	100.00	100.00	4,578

**PROPOSED PONTOON AND WALKWAY
PIRLANGIMPI, TIWI ISLANDS**

Prepared by : **QS Services**
Quantity Surveyors and Cost Consultants

BUDGET ESTIMATE

Revised : 18 March 2019

Ref.	Description	Unit	Qty	Rate	Extension	Total
SUMMARY						
	Net Total					261,326
a	Preliminaries				35.00%	91,465
	Sub-Total					352,791
b	Contractor's Overheads & Margin				10.00%	35,280
	Sub-Total					388,071
c	Construction Contingency				15.00%	58,040
	Sub-Total					446,111
d	Escalation - To Commencement - May 2019					1,115
e	Escalation - Construction 3 months				0.42%	774
	Total Construction Cost Excluding GST					448,000
f	GST					E
	Total Construction Cost Excluding GST					\$448,000

PIRLANGIMPI POOL UPGRADE COSTINGS

SUMMARY

These costing are for the upgrade of the Pirlangimpi Swimming Pool. Which includes the following.

- Resurface the pool using the latest fibreglass and gelcoat application from the USA.
- Supply and Install metal roof structure over pool area
- Supply and install new sand filter, salt chlorinators and filtration pumps
- Supply new robotic pool cleaner and associated hoses
- Supply and install 2 x stainless steel pool ladders
- Repair edge tiling around pool
- Supply and install new stainless steel handwash basins and tapware in the girls and boys ablutions
- Paint ablution block and front verandah area
- Supply and install new eyewash station
- Supply and install kids playpark system
- Supply and install 2 x table and chairs in bbq area
- Supply and Install shadecloth over bbq area
- Replace fencing around the whole facility
- Supply grounds maintenance equipment
- Install double electric push button bbq
- Supply and install 2 x water cooler/fountains

BACKGROUND

Pirlangimpi Pool is desperately in need of a refurbish as it has not had any maintenance work done for a long time.

The pool surface is faded and has several leaks and requires resurfacing which will extend its life for another 10+ years.

Install a steel roof structure over the pool which will increase the usability of the pool during the wet season

Stainless steel toilet pans and cisterns have been installed recently, so new stainless steel handbasins and tapware would compliment these.

Walls and ceilings have been painted recently but the floor and verandah desperately need repainting.

2 x drinking cooler/fountains installed around pool area for the kids.

Pool filtration system was installed back in 2002 and is currently unserviceable.

Push button bbq, Table and chairs with shade would be a welcome addition to the seating area whilst a new toddlers play equipment would be great also.

Facility external fencing needs replacing.

Local NT suppliers will be used where possible to purchase goods.

PRICING

Pool Resurface

Pool Renovations Darwin \$66600.00

Pool Filtration System

Poolwerx Darwin \$16670.00

Robotic Pool Cleaner

Poolwerx Darwin \$5074.00

Roof Structure

JMT Sheds Darwin \$67126.00

S/Steel Pool Ladders

Poolwerx Darwin \$1980.00

Edge Tiling Repair

TIRC \$3200.00

Plumbing Fixtures

TIRC \$2800.00

Paint Ablutions

TIRC \$2500.00

Eyewash station

Reece Plumbing & TIRC \$2700.00

Playpark

Willplay PPS-035 \$16000.00

Table and Chairs

Felton Industries FELJPS x 2 \$4100.00

Shadecloth

TIRC \$2700.00

Fencing

Trojan Fencing Darwin	\$18200
Drinking Fountains	
Reece Darwin	\$5750.00
Electric Bbq	
Parkequip QLD	<u>\$1550.00</u>
	<u>\$216950.00</u>
GST	<u>\$ 21695.00</u>
TOTAL	\$238645.00

TIMEFRAME

Pool resurfacing would be completed this dry season which take approx. 10 days.

All other works will be completed before the start of the new year in preparation for the beginning of the school year.

Our Ref:

Date: 24/07/2019

The Honourable Gerry McCarthy MLA
Minister for Local Government, Housing and Community Development

cc: Mr Lawrence Costa MLA

Re: Pirlangimpi Pontoon SPG Variation

Dear Minister McCarthy,

We briefly discussed the Special Purpose Grant (SPG) for the Pirlangimpi pontoon during your recent visit to the Tiwi Islands for community cabinet. I am writing to provide an update on the project and to seek your advice regarding a variation to the grant.

The Tiwi Islands Regional Council (TIRC) was advised that the amount of funding required to build and install the pontoon would be significantly more expensive than the original estimates and the funding granted by the Northern Territory Government (NTG). TIRC engaged Charles Wright, QS Services (Quantity Surveyors and Cost Consultants), to provide a more detailed estimate. The new estimate came in at the cost of \$646,800.00. I have attached this estimate for your information.

I am concerned that this figure may still not be enough to complete the project. Particularly in light of the million contract for the Nitmiluk National Park Jetty recently awarded \$1.9

Given the significant increase in projected costs, the Council has requested that we seek permission from the NTG to vary the funding agreement to focus on another community project within the existing SPG grant budget.

The Council is proposing to use the original funds for the Pirlangimpi pontoon grant to refurbish the Pirlangimpi swimming pool. TIRC has not come to request a variation to the grant without thoughtful consideration of a range of solutions, including specialist advice, and this letter outlines the steps we have taken to deliver the project as originally granted.

A summary and timeline of the Pirlangimpi pontoon project is listed below:

1. The original cost estimates were provided by MMD Naval Architects.
2. TIRC was awarded the special purpose grant in June 2018.
3. Pirlangimpi Local Authority funds that were to be contributed to the project were unavailable following review by Marion Scrymgour and Mark Blackburn. Local Authority project budgets were reset to zero.
4. It became clear that the original figure was significantly underestimated following investigation by the newly appointed General Manager for Infrastructure. Additional risks around public liability were also raised due to increased activity in the area and risk of crocodile threat to young people using the pontoon.
5. Council requested the Chief Financial Officer (CFO) investigate detailed costings for the project.
6. A revised cost estimate was prepared by Charles Wright of QS Services. The new cost of \$646,000 is a best case scenario estimate, this may increase dependent upon plans, designs, delays and unforeseen variables during construction.
7. Our CFO has kept Council informed through regular reports at Ordinary Council Meetings on the project and costing advice provided by specialists.
8. Council recommended that a review of the project to be completed with an assessment of cheaper options factored in. Council were advised by Shire Services Manager that a cheaper option is not feasible because of the major tidal movements in the Aspley Strait and various other environmental factors that would impact the integrity of the pontoon.
9. Given this assessment and that the costs of the project are significantly above the value of the SPG, Council is not able to provide finance for this project beyond what has been provided in the SPG.

10. TIRC is seeking to repurpose the funds for another critical activity in the Pirlangimpi community.

A summary of the proposal for works at the Pirlangimpi pool is listed below:

1. The Pirlangimpi community swimming pool (18m x 9m) was built in 1993.
2. TIRC holds the lease on this lot (Pirlangimpi Lot 285). TIRC uses the facilities to deliver sport and recreation programs as well as school holidays programs. Council also hires out the facility to community groups including schools, Royal Surf Lifesaving and other groups.
3. Pirlangimpi pool is desperately in need of refurbishments, as it has not had any maintenance work done for a long time. For example the filtration system was installed in 2002 and is now unserviceable. Other critical issues with the pool include major leaks that require a complete resurfacing, the replacement of the chlorination system, and severely damaged edge pavers. Installation of shade structure above the pool will provide protection from the sun for users and reduce foreign objects from blowing into the pool and blocking the filtration system. These works will extend the service life of the pool for the next ten years and into the future.
4. Amenity of the facility can also be improved through works to the ablution block and surrounds.
5. Please find attached the proposal, scope of works and summary of costs. It is estimated the works to improve and refurbish the Pirlangimpi community swimming pool will cost \$238 645.00 (Inclusive GST).

Minister, Council has requested me to seek advice from you on how we can effectively use the SPG funding to deliver maximum benefits for our community. Council has recommended to repurpose the funds towards the community swimming pool at Pirlangimpi, however this requires your permission.

I would be happy to catch up and discuss this proposal with you and the Member for Arafura Lawrence Costa MLA at your earliest convenience. Please don't hesitate to contact me on 0418 367 673.

Regards,

Valerie Rowland
Chief Executive Officer

REPORTS FOR INFORMATION

ITEM NUMBER	7.7
TITLE	Acting Governance and Compliance Manager Position
REFERENCE	228253
AUTHOR	Valerie Rowland, Chief Executive Officer



A number of staff movements for information.

BACKGROUND

On the 22 July, Sally Ullungura appointed as the Acting Governance Manager whilst the substantive Governance Manager Maina Brown moved to work in Darwin. Maina went on Maternity Leave on the 22 July concluding on the 17 January 2020. Prior to taking leave, Maina worked from the Darwin office to attend Medical appointments.

On 6 August, Sally has requested to step down from HD as the Acting Governance Manager due to ill health and ongoing medical appointments in Darwin. Sally has returned to her substantive role as Records Information Officer.

Claire Scrymgour is now on HD as Acting Governance Manager to ensure a continuity of service and support in Governance is ongoing. Claire has strong administration skills meeting deadlines on time, with an ability to work under pressure. Her work ethics is sound and is a team player, Claire also bring with her the ability to maintain confidentiality, which all the above mentioned a requirement as the Acting Governance Manager.

Henrietta Hunter is on HD as Acting Executive Officer as well as continuing her role as the Records and Information Officer a much-needed role that ensures records management compliance is a continuum of Council's business in the uploading of corporate documents across the organisation.

ISSUES/OPTIONS/CONSEQUENCES

Nil

CONSULTATION & TIMING**RECOMMENDATION:**

That Council notes this report

ATTACHMENTS:

There are no attachments for this report.