

Agenda Item Submission



Submission

Council / Committee Name *

Ordinary Meeting

Agenda Section *

Capital Works Manager Report

Requested Meeting Session *

Wednesday 19th August 2026

Date Requested *

12-Aug-26

Date item was requested

Agenda Item Subject *

Closing the Gap Priorities Funding - Update

Item Reference Number

OM2026/08-003

Classification *

Information



Action



Note



Confidential

Details

Recommendation *

That Council:

- (a) Notes the current status of the Closing the Gap Priorities Fund Kindy Upgrade project;
- (b) Notes that QBuild administration and delivery costs are required to be accommodated within the existing \$950,000 project allocation and were not included within Council's original project planning;

Background/Summary**Background**

Council identified an opportunity to repurpose and upgrade the existing Aftercare Building for use as a kindergarten facility.

Through Peak Services, Council undertook preliminary project planning to establish the proposed scope, project brief, indicative costs and key deliverables. Funding of \$950,000 was subsequently awarded in June 2026, with project delivery required by 30 June 2027.

The funding application identified that delivery of relevant programs may involve State Government bodies working in collaboration with Council. At the time of project development, however, the extent of State involvement and associated delivery costs were not known. Consequently, no allowance was included within the original project budget for State administration or project delivery fees.

Current Position

Council was advised in mid-July 2026 that QBuild would be involved in delivery of the project on behalf of the State.

Council and QBuild met on 12 August 2026 to discuss the proposed delivery arrangements. During this meeting, Council received further clarification regarding the extent of QBuild's involvement and was advised that QBuild's administration and delivery costs would need to be accommodated within the existing \$950,000 funding allocation.

Council understands that QBuild will act as the State's delivery body for the project; however, Council will continue to undertake the day-to-day project and contract management associated with delivery of the works.

Key Issues

The revised delivery arrangement presents several matters requiring further clarification and management:

Budget pressure: QBuild fees were not included within the original project estimate. Accommodating these costs within the existing \$950,000 allocation may require reductions to project scope, specification or other project allowances.

Funding flexibility: Council currently understands that there may be limited or no opportunity to increase the approved funding allocation to accommodate the additional delivery costs.

Programme impact: The project is now behind the programme originally anticipated by Council, while the required completion date remains 30 June 2027.

Council delivery obligations: Council appears to retain substantial responsibility for contract administration and on-ground project delivery despite a reduced amount of funding being available for the physical works.

Value for money and quality: Council will need to ensure that any adjustment to the project scope does not materially compromise the intended functionality, compliance or quality of the completed Kindy facility.

Budget and Resource Considerations

Budget pressure: QBuild fees were not included within the original project estimate. Accommodating these costs within the existing \$950,000 allocation may require reductions to project scope, specification or other project allowances.

Action Options

As per recommendation.

Appointments and Meetings

Date	Description

Link to Operational Plan

5-1, Transparent and Accountable Decision Making

Consultation

Internal Council Officer Consultation and Qbuild Representatives.

Risk Assessment

☐ Low ☒ Medium ☐ High

Attach Supporting Agenda Materials

Final Project Plan - Refurbishment Child Care Infrastructure Project HVASC.pdf

1.87MB

Reference Document

☐ Yes ☐ Not Applicable

Report Prepared by *

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Report Authorised by

Decision

☒ Approve ☐ Reject

Signature

Lew Rojahn

Full Name

Lew Rojahn

Date

12-Aug-26

Comments, Questions and Rejections Notes

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