



## Confidential Matter

### 1.1 URGENT RECTIFICATION WORKS TO THE STATION PIER PROMENADE PILINGS

*The information contained in this Council report is considered to be Confidential Information in accordance with Section 77(2)(a) and Section 89(2) of the Local Government Act 1989 (as amended); as it relates to:*

*89(2)(d). Contractual matters.*



**1.1 URGENT RECTIFICATION WORKS TO THE STATION PIER PROMENADE PILINGS**

**EXECUTIVE MEMBER: CHRIS CARROLL, GENERAL MANAGER, CUSTOMER AND CORPORATE SERVICES**

**PREPARED BY: JOANNE MCNEILL, MANAGER ASSET PLANNING & PROPERTY**

**1. PURPOSE**

- 1.1 To seek urgent approval of \$467,500 to undertake works to repair the pilings along the Waterfront Place Promenade identified as requiring immediate works.

**2. EXECUTIVE SUMMARY**

- 2.1 Council commissioned a condition report to assess the structural integrity of the pilings along Waterfront Place affected by a boating incident. The investigation confirmed the severity of the damage in the 4 pilings but also identified further damage in the rest of the pilings due to marine borer attack. Council expanded the scope of this investigation to assess all piles under the timber boardwalk. The investigation involved the removal of the pile covers and core sampling of a representative sample of the pilings.
- 2.2 The timber pilings were found to generally be in relatively poor condition with 26% from a total of 97 piles in poor to failed condition, which was due to pilings being severely depleted and damaged from marine borer attack. These pilings originally believed to have been broken by vessel impact along with other pilings were found to have failed due to severe borer attack, which is likely to have caused majority of the damage. In addition, deck settlement on a section of the promenade was identified and it has also been caused due to marine borers causing piling failure.
- 2.3 Given the condition of the pilings, a temporary solution was put in place by the end of February 2018 to guarantee the safety of the infrastructure and business continuity for the restaurant while the long-term repair is designed and ready to be implemented. This temporary solution has been assessed to mitigate further significant subsidence of the structures in the short term.
- 2.4 The cost of the initial investigative works, detailed assessment and temporary propping to date is \$85,000, which has been funded within the Maritime Renewal Program through reprioritisation of funds set aside for structural works to the Albert Park Yachting and Sailing Club that have been found through further detailed assessment to not be required. A further \$65,000 has been committed from this Program for detailed design of the repairs, maintenance of the propping and routine inspections.
- 2.5 The cost of the rectification works is estimated at \$467,500, which includes construction costs, site management, and 25% project contingency.



- 2.6 The budget for these works has been proposed in the 2018/19 draft budget. However, further assessment of the situation has identified an urgent need to undertake the works as soon as possible due to the risk of damage to property from flexing movements associated with the temporary propping.
- 2.7 Damage occurred to one of the windows at Mr Hobsons at the time of the propping works. This damage cannot be repaired until repair is undertaken of the damaged pilings as the window frames themselves will need replacing.
- 2.8 Given the risk of damage to property from any flexing of the propping, it is proposed that the CEO under delegation authorise an exemption to the requirement for public tendering in order to undertake the works as Emergency Works, without tendering the works as per Section 186(5)(a). "...where Council has resolved that the contract must be entered into because of an emergency".
- 2.9 Council is Committee of Management on behalf of the Victorian State Government for these assets, and as such, is responsible for the condition of the asset. Given the cost of the works and other works that will be required over time to maintain these and other assets Council is committee of management of, Officers will be seeking to work with State Government on a joint strategy for future management of these assets which could include state funding.
- 2.10 The works will be undertaken as quickly as possible and the aim is to complete them by 30 June 2018. However, there is a possibility of the works taking longer than anticipated and finishing in 2018/19 financial year.
- 2.11 Officers have been working closely with the businesses along the promenade and will continue to liaise closely with them, in particular Mr Hobsons, which is partly located on the site requiring works.



### 3. RECOMMENDATION

That Council:

- 3.1 Authorises urgent works to the value of \$467,500, to occur to repair the Beacon Cove pilings under the Station Pier Promenade identified as in poor and very poor condition, with:
  - 3.1.1 \$225,000 to be funded from the 2017/18 Maritime Renewal Program through savings and reprioritisation of funds set aside for works to the Albert Park Yachting and Sailing Club that are not required; and
  - 3.1.2 The remaining \$242,500 to be brought forward from the Maritime Renewal Program budget of \$750,000 for 2018/19 if required.
- 3.2 Endorses that the works will be approved by the CEO under delegation as an exemption to the requirement for public tendering in order to undertake the works as Emergency Works, without tendering the works as per Section 186(5)(a) of the Local Government Act 1989.

### 4. OFFICER DIRECT OR INDIRECT INTEREST

- 4.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

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**ATTACHMENTS** Nil