



Guida Moseley Brown Architects

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MEETING MINUTES

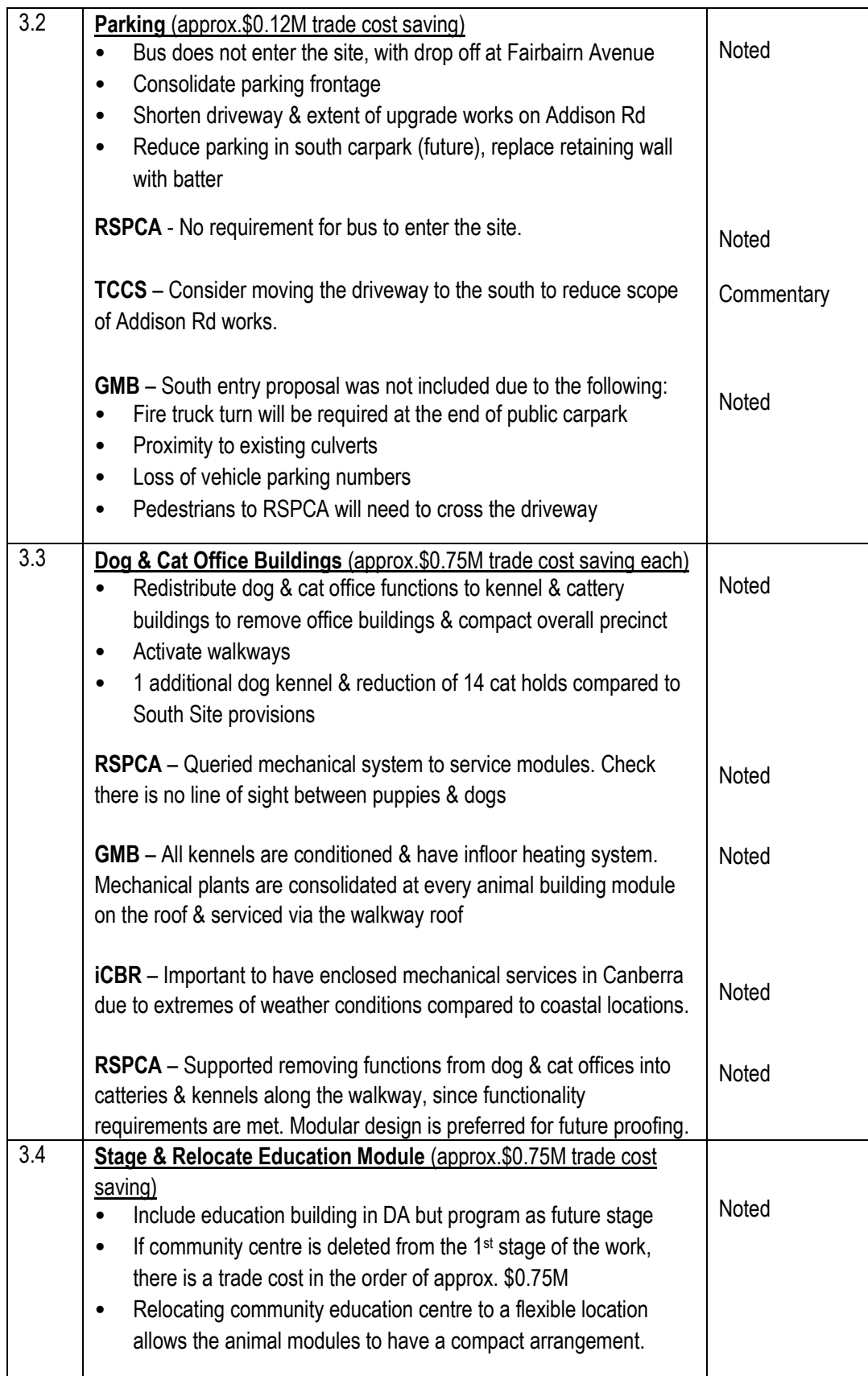
PROJECT: RSPCA – Pialligo Facility
MA No: 20015-076
DATE: 10:00pm – 1:00pm, Friday, 17th January 2025
LOCATION: 6 Pirie St, Fyshwick ACT 2609
SUBJECT: Value Management Workshop 10

ATTENDING:

Peter Parry-Fielder	PPF	Senior Project Manager	iCBR
Gonca Tuzcu -Turman	GT	Principal Project Manager	iCBR
Sophie Clement	SC	Branch Manager	TCCS
Rochelle Crowe	RC	Senior Director	TCCS
Maxwell Yarra	MY	Project Manager	TCCS
Emily Goodall	EG	Project Manager	TCCS
Vanessa Althorp	VA	Senior Director	TCCS
Shane Kelly	SK	Business Manager	TCCS
Kerry McMurray	KM	Acting Executive Group Manager	TCCS
Personal information		RSPCA ACT CEO	RSPCA
Personal information		RSPCA ACT Board Member	RSPCA
Personal information		Director Project Management	JGSPM
Personal information		Partner in Charge	GMB
Personal information		Project Architect	GMB
Personal information		Architect	GMB



Notes		
Item	Discussion	Action
1.0	Introduction (TCCS)	
1.1	TCCS – Project progressed with site relocation & adapting the design to meet budget constraints. - Purpose of workshop, to review value management options such as reducing footprint & civil services to achieve savings RSPCA – The project is an opportunity to make a difference for the animals. RSPCA is facing several challenges which require helpful solutions. Baseline design cannot compromise welfare of animals. RSPCA ACT currently at crisis point with around 400 animals in care.	Noted Noted
2.0	Overview (GMB)	
2.1	GMB – In 2024, GMB prepared North site Concept design including updated cost plan, which was approved by iCBR. - GMB currently engaged to develop design to DA (not full PSP) by end of March 2025. - Main challenge is difference between government budget & cost plan. GMB to present value management strategies with the aim to receive direction on scope. RSPCA - Would like a fully developed masterplan which reflects 3 years of work. - TCCS raised possibility to stage bulk civil works which the RSPCA prefers not to proceed with. There is significant difference between the site & design levels & staging the civil works could create an unsafe environment.	Noted Noted
3.0	Value Management Strategies (GMB)	
	GMB & the relevant consultants have reviewed the design & cost plan. The cost saving strategies proposed are recapped below: <i>(Note: GMB has referred to South site 90%PSP cost plan as the basis for assessing cost savings. The VM strategies have not been reviewed by a cost planner)</i>	Noted
3.1	<u>Landscape (approx.\$1M trade cost saving)</u> Suggestions from landscape architect include: • Minimal or no landscape works to existing grassland to the north triangular section & the area south of east – west culvert • Solar lighting in remote areas to reduce trenching • Reduce tree sizes & density • Reduce external furniture & artwork	Noted





	Move cat module closer to adoption centre & maintain relationship of displaying cat yards RSPCA – Support proposal. Amended location centres education module in the development, in proximity to dogs & cats & engages visitors. Relationship between education centre & vet clinic allows people to see surgeries, which could trigger discussions & potentially encourage people to work in the animal welfare sector TCCS – Option to build concrete slab in first stage as an outdoor area GMB – Queried if RSPCA ran school program in education centre. RSPCA - Confirmed use of centre was for community use including school children. TCCS - Noted that there would be different NCC requirements if use is considered sensitive.	Noted Noted Noted Noted
3.5	<u>Masterplan - Fanning Option</u> - Activate walkways - Corner outlook aspects for kennels - Ring route for servicing kennels - Cat yards adjacent adoption centre glazed façade - More compact precinct footprint for animals - Larger yards between kennels - Fanning option frees up space at northeast corner for septic system, which had best soil condition following soil tests	Noted
3.6	<u>Other potential savings</u> GMB - referring to cost plan from south site, the cost of loose furniture, dispense soap / paper & loose appliances could potentially be excluded from cost of building works. RSPCA - Agreed that would depend on procurement model. GMB - Every item included in cost plan has additional fees & costs added to cost of purchasing item.	Noted Noted Noted
4.0	<u>Other Discussions</u>	
4.1	<u>Divert culvert / Open Drain</u> TCCS – Queried option of diverting culvert / open drain & suggested investigating cost implications for culvert section from existing dam GMB – Trade-off will be less area for expansion & area would be a wet land, which has implications for aviation due to airport proximity.	Commentary Noted



	Suggested not to investigate further as it would trigger a new flood study which would take another 4-6 weeks.																					
4.2	<u>Number of animals</u> • Dog number increased 2 compared to South Site • Cat spaces are 12 short compared to South site. RSPCA - Kittens can be stacked & numbers increased, unlike cats (Post meeting note – Comparison is as follows:) <table><tr><th><i>Animal</i></th><th><i>South Site (Feb 24)</i></th><th><i>North Site Fan Option</i></th><th><i>North Site tally</i></th></tr><tr><td><i>Dog - Kennels</i></td><td>97</td><td>99</td><td>+2</td></tr><tr><td><i>Dog - Whelping cages</i></td><td>4</td><td>3</td><td>-1</td></tr><tr><td><i>Puppy cages</i></td><td>9</td><td>9</td><td>0</td></tr><tr><td><i>Cat spaces (cages / condos TBC)</i></td><td>136</td><td>124</td><td>-12</td></tr></table>	<i>Animal</i>	<i>South Site (Feb 24)</i>	<i>North Site Fan Option</i>	<i>North Site tally</i>	<i>Dog - Kennels</i>	97	99	+2	<i>Dog - Whelping cages</i>	4	3	-1	<i>Puppy cages</i>	9	9	0	<i>Cat spaces (cages / condos TBC)</i>	136	124	-12	Noted Noted
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4.3	<u>Complex roofline</u> GMB - Roof design allows sun into dog yards. Dog yards are washed regularly & need to dry out. Mechanical services are consolidated in roof cavity. RSPCA queried potential for mechanical services to be located on the ground. TCCS – Queried saving & trade-off by using a flat or simpler roof. GMB to respond.	Noted GMB																				
4.4	<u>Scope</u> TCCS – Queried workstations in offices double up in admin building & if reduction to workstation & toilets can be achieved in admin building. - Queried if vet clinic surgery rooms only deal with desexing. RSPCA - Some staff need to observe animals, however, could review numbers. 27 staff were briefed in 2021 & numbers have grown since then. Documents show 29 staff in admin building. - Vet clinic will have consultations, emergency boarding for pets of owners who may be struggling, etc.	Noted Noted																				
4.6	<u>DAS (Domestic Animal Services)</u> RSPCA - DAS is part of the Territory & responsible for compliance required. RSPCA & DAS both deal with animal cruelty & welfare requirement however, people primarily came to RSPCA since DAS does not have capacity to cater for pregnancy dogs & puppies. RSPCA supports community needs & deals with animal cruelty.	Noted																				
4.7	<u>Solar Panel</u> Investigate whether solar panels are included in the cost plan & NASF requirement regarding solar panels.	GMB																				



4.8	<u>Kitchen</u> RSPCA – Volunteer & permanent staff could have same kitchen.	Noted														
5.0	<u>Close Out</u>															
5.1	<u>Timeframe</u> iCBR - RSPCA to get back with comments ASAP next week for GMB to proceed with the drawings. Feb 7 is the is the agreed date for issuing finalised base plan to consultants. (Post meeting note – iCBR & GMB noted that comments are to be provided by COB 22/01/2025 to meet 7 th Feb schedule)	RSPCA														
5.2	<u>Levels in 3D model</u> GMB – Plan does not have any steps in the walkway. Model to be reviewed & level differences seen in walkways amended	GMB														
5.3	<u>VM savings</u> <i>Post meeting note: The VM strategies proposed above note the approximate trade cost savings.</i> <i>Further to information provided by iCBR. the enabling works calculation, for example, cites \$3.4M trade cost becomes \$5.6M based on percentages below:</i> <table><tr><td><i>Builder's prelims & margin</i></td><td><i>25%</i></td></tr><tr><td><i>Approvals & fees</i></td><td><i>7.5%</i></td></tr><tr><td><i>Territory mgmnt fees</i></td><td><i>11%</i></td></tr><tr><td><i>Sustainability, insurances</i></td><td><i>2.8%</i></td></tr><tr><td><i>Design Phase Contingency</i></td><td><i>10%</i></td></tr><tr><td><i>Construction Phase Contingency</i></td><td><i>10%</i></td></tr><tr><td><i>Oncost percentage</i></td><td><i>66.3%</i></td></tr></table>	<i>Builder's prelims & margin</i>	<i>25%</i>	<i>Approvals & fees</i>	<i>7.5%</i>	<i>Territory mgmnt fees</i>	<i>11%</i>	<i>Sustainability, insurances</i>	<i>2.8%</i>	<i>Design Phase Contingency</i>	<i>10%</i>	<i>Construction Phase Contingency</i>	<i>10%</i>	<i>Oncost percentage</i>	<i>66.3%</i>	Noted
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