



Crago Mill Precinct Project Committee

Thursday 21 August 2025

4:00 PM

Yass High School

Grampian Street, Yass

ATTACHMENTS TO REPORTS

Crago Mill Precinct Project Committee
Attachments to Reports

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3.1 Crago Mill Precinct Project - Project Community Update July 2025
Attachment A. Crago Mill Update Report - July 20253



Yass Valley Council Crago Mill Precinct

Project Community Update

July 2025



The APP Group

A Bureau Veritas Company



Crago Mill Precinct

1. Summary

During the reporting period, several key developments occurred within the project.

This Project Control Group (PCG) Report documents the progress made during the period of 28 June to 31 July 2025 for the Yass valley Council (YVC) Civic Precinct Project (the Project).

Construction is progressing well. Flooring and joinery installation is continuing in the Library, with final painting and services fit off nearing completion.

The administration building roof is being finalised with services window installation being undertaken. Landscaping, ramps and external pathways are continuing to be installed despite weather delays.

Crago Mill structural design cost is under review as subsequent adaptations were made to incorporate the current building structural issues.

Construction Certificate planning of the commercial building is underway, with lodgement expected to occur in the next reporting period.

The Onerwal Aboriginal Land Council and first nations participants are continuing to make progress towards room naming and glazing artwork designs. An expression of interest is to be sent out for Ngunnawal artists to commission the art pieces. A recent grant submission has been made to assist with costs.

The main Crago Mill precinct sign design has been completed. Appropriate height placement and materials to complement the precinct design intent has been incorporated.

Removalist procurement submissions are currently under review by the Evaluation Committee, with a contract anticipated to be awarded mid-August.

Council Change Champions met this month to discuss new ways of working, space use and principles that could apply to the new facilities. Upcoming change champions sessions will target move readiness and relocation practices.

The current program indicates a delay of 9 weeks from the originally contracted Contractor program. Project team analysis of the program indicates a forecasted Practical Completion date within mid-October 2025, consistent with previous reporting.



2. Progress

2.1. Design

The following construction activities have been reported for this month and forecast for the next reporting period.

This month	Next month
Resubmission of Crago Mill structural concept	Program room window coverings
Flagpole inclusion	100% joinery completed
Precinct signage design	Yarning circle design
Executive Area redesign	Internal signage
Furniture selection review	Shrubbery selection & native plant species

2.2. Procurement

The Contractor has local and indigenous procurement targets which it is required to achieve on this project and will be reporting back to the project team at monthly intervals. As of the end of July 2025 indigenous procurement is sitting at 26% of total labour spend to date.

Local industry participation is being actively managed on the project and achievement of target spend profiles is a key measure of project success. Latest local procurement spending is tracking as follows:

- Category 1 procurement (within 100kms of site – excluding Canberra), is tracking at 40.86% verses 50% target.
- Category 2 procurement (within 200kms of site – including Canberra), is tracking at 54.53% verses 80% target.

2.3. Decanting and Relocations

Removalist procurement commenced this period. 5 local Contractors, targeted for Library experience, were invited to a site briefing where scope of works was presented coupled with a walk through of current facilities.

Four contractors provided a submission for consideration. These are currently under review by the Evaluation Committee, with a Contract anticipated to be awarded mid-August.



2.4. Construction

The following construction activities have been reported for this month and forecast for the next reporting period.

Administration

This month	Next month
Zones 1 and 2 partition progression	Zone 3 partition commencement, Zones 1 and 2 completion.
Zones 1 and 2 service rough in completion, Zone 3 commencement	Zone 3 services rough in completion, Zones 1 and 2 fit off commencement
Window and roof progression	Windows and roof completion
	Floor Preparation
	Initial Paint
	Waterproofing and tiling commencement
	Joinery commencement

Library

This month	Next month
Joinery installation continuing	Joinery installation completion
Waterproofing and tiling completion	Floor finishes completion
Door and door hardware completed.	Service fit off completion
Floor finishes commenced	FFE installation
Service fit off commencement	Services commissioning
Final Paint completion	Defect Inspection & Rectification



Site generally

This month	Next month
Landscaping and fencing continuing	Fencing and gate installation, carpark near completion
External paths and pavement placement	External Lighting & Signage
External Walls / Stair / Ramps	In-ground Services

2.5. Milestones and progress against

Milestone	Target Date	Status
Stage 1 – Administration and Library Buildings		
Construction Commencement	July 2024	Completed on schedule
Demolition Complete	August 2024	Completed on schedule
Structure Complete	January 2025	Delay – complete within April 2025
Administration Complete	July 2025	Delay – Forecasted early October 2025
Library Complete	July 2025	Delay – Forecasted late September 2025
Handover & Occupation	August 2025	Delay – Forecasted mid-October 2025
Stage 2 – Commercial and Crago Mill		
Construction Commencement	September 2025	Delay – Forecasted late-October 2025
Demolition Complete	September 2025	Delay – Forecasted late November 2025
Structure Complete	January 2026	Potential delay to February 2026
Commercial Building Complete	April 2026	Potential delay to June 2026
Crago Mill Refurbishment Complete	April 2026	Potential delay to June 2026
Handover & Occupation	April 2026	Potential delay to June 2026
Project Completion	April 2026	Potential delay to June 2026



3. Stakeholder impacts

- Temporary traffic changes have been installed within the immediate area to the site. Traffic changes approved by YVC have been implemented on Comur St, Adele St and Polding St to accommodate the site works.
- Services shutdowns will generally be isolated to within the bounds of the site. Any disruptions to essential services will be planned with notice provided to affected stakeholders. We are not forecasting any disruptions currently.

4. Comments and Feedback

- Updates to the community will also be provided on the YVC Major Projects Crago Mill Precinct website at:
<https://www.yassvalley.nsw.gov.au/Our-Council/Major-Projects/Crago-Mill-Precinct>
- If you have any queries regarding the content or have suggestions for inclusion in this community update, please do not hesitate to contact: council@yass.nsw.gov.au for the attention of John Guiney (Acting Manager Facilities & Waste Assets).



5. Progress Photos

Figure 1 Aerial View of Administration



Figure 2 Aerial View of Administration





Figure 3 Aerial View of Library





1. Finance

Project Cost Breakdown

Item	Business Case	Current	Difference	Commentary
Design Phase	\$2,145,502.73	\$2,145,502.73	\$-	
Delivery Phase			\$-	
Works Contractor	\$43,495,222.19	\$43,495,222.19	\$-	
Works Variations Forecast		\$2,317,795.02	\$2,317,795.02	13 variations updated forecasts or new submissions issued during the reporting period (+\$480,000). Forecasted costs associated with Crago Mill structural remediation are currently not included within these calculations, resultant of uncertainty in final delivery costs. Final forecasts are under review by project team and subject to Council approval.
Consultants/Other		\$1,340,523.97	\$1,340,523.97	Project Management and specialist consultants. Increase through reporting period to reflect extension of consultant services due to project delay.
Contingencies	\$3,045,000.00	\$713,723.73	-\$2,331,276.27	Drawdown on contingencies resultant of contractor and consultant variations through the reporting period.
YVC internal Costs	\$900,000.00	\$450,000.00	-\$450,000.00	Restructure of budgets to better reflect known expenditure for project – e.g. Consultants/Other. Unchanged through reporting period.
Authorities and Permits	\$1,500,000.00	\$622,957.28	-\$877,042.72	Restructure of budgets to better reflect known expenditure for project – e.g. Consultants/Other. Unchanged through reporting period.
Total ex. GST	\$51,085,724.92	\$51,085,724.92	\$-	Unchanged through reporting period.
Total inc. GST	\$56,194,297.41	\$56,194,297.41	\$-	Unchanged through reporting period.