



# DESIGN KING WILLIAM

SHAPE  
REIMAGINE  
TRANSFORM

## King William Road trader workshop summary

26 February 2019

The City of Unley Design King William project team is committed to working closely with the King William Road business community to ensure they have the opportunity to provide comment on the construction methodology and ensure that the project team takes all reasonable steps to reduce the effects of construction on their business.

As part of this, the City of Unley committed to a series of business workshops to engage with traders and provide opportunity to exchange information, explore construction options and identify issues and solutions.

The workshop held on the 26 February gave traders the opportunity to continue the conversation about the construction methodology and for traders to speak directly with the project team.

All traders on King William Road were invited, with approximately 40 attending the session.

Below is a summary of the information covered throughout the evening.

### City of Unley Presentation

The City of Unley Design King William project team used the opportunity to:

- Introduce new members to the project team, including a construction engagement management specialist
- Provide an update on the project to date – what the project team has been working on since the last Trader Workshop
- Provide an update on the Expression of Interest (EOI) and Early Contractor Involvement (ECI) procurement process and that Council is now in discussions with a preferred contractor
- Present, and open up for discussion, potential options for intensive construction periods, with a focus on minimising the level of disruption
- Note that an early works package would need to occur in the street comprising of water main renewal/ replacement and other works. Undertaking these works at the beginning of the project should assist with the construction program
- Provide an update on the marketing and engagement program to support traders and drive customers to the precinct during the construction period
- Summarise next steps and future trader meetings

### Key Themes

#### Project update

- Council has been undertaking extensive geotechnical and services investigation over the past month to better understand what is below the road surface and the location of different services. This information will be used to inform the construction process from the beginning, minimising the potential unknown elements.

#### Contractor selection and construction methodology

- The project team explained the procurement process (EOI and ECI) to identify a suitable contractor to undertake the upgrade of King William Road. The process focused on working in partnership to find a construction program that can deliver the project and cause the least disruption to traders. Council is now working with a preferred contractor.
- While an acceptance remains that the project is needed, the traders emphasised the need to do it in a way that causes the least disruption to their businesses.
- It was explained that options for constructing the road are still being explored and worked through with the preferred contractor with the final decision to be made by the Council.

- With regard to construction of the roadway itself (kerb to kerb, not footpaths), a number of options were presented to the group for information and discussion. A short, intense closure of the Park Terrace / Mitchell Street intersection (approximately 3-4 days) was proposed, potentially followed by one of the following options for the remaining section of road to the Union / Arthur Street intersection (with footpaths remaining open and accessible):
  - » a number of small road closures working progressively along the road (longest time to complete)
  - » two additional road closures of approximately 12 days each time, moving progressively along the road
  - » one additional two to three week road closure to complete the reconstruction of the road in one hit (weather pending)
- In all scenarios, footpaths would then be paved progressively once the road corridor was complete
- With all potential options presented, there will still be the need for preparation works that may require localised single lane closures from time to time.
- Many traders indicated that Thursday – Sunday is their peak trading time. It was noted that peak seasons also vary between traders.
- Previous workshops had indicated a preference from traders 'to get in and get out as soon and as quickly as possible'.

### Marketing and support

- There was discussion about the risk of confusion if closures were required over a longer period of time. There was a view presented from some traders that it would be better to undertake the road corridor as quickly as possible and less closures would be easier to communicate from a marketing perspective.
- Council are investigating opportunities to provide parking options for traders, their staff and contractors to ensure parking within the precinct is available for customers and clients. There was a general acceptance from traders that this should be pursued.
- It was emphasised that Council recognises the need for a marketing program during the construction works to not only educate and drive people to the precinct but to ensure their experience while in the street is well managed. A collaborative approach will be undertaken working closely with the King William Road Traders Association as well as with individual traders. It was noted that traders have a role to play by putting their own marketing initiatives in place and to share any ideas for the precinct generally.
- Ongoing engagement with all stakeholders, including traders, landlords, residents and the general community is critical.

Council emphasised that all options around how to best manage the construction were being explored and that no set decisions had been made. While the Council will make the final decision, Council has invested in a project team and engagement process to obtain the best advice possible and canvass options and ideas with traders and the community to be in a position to achieve the right outcomes and minimise impact.

Council welcomes feedback from traders on the potential construction options presented via return email by **Wednesday 13 March**.

All traders are encouraged to complete the **Business Construction Management Form** if you have not already done so and return to Council via return email. [Click here to access the form.](#)

### Next steps

- Council will continue to work with the preferred contractor with the final tender to be submitted to Council early March 2019.
- Construction tender to be considered by the Council at a March Council Meeting.
- April 2019 (pending endorsement):
  - » Council, with the contractor, will host a number of information sessions to explain how King William Road will be reconstructed and conduct further one-on-one engagement with affected stakeholders
  - » Early construction works related to the King William Road upgrade to begin