



City of Nedlands

# Technical Services Reports


**Committee Consideration – 08 March 2016**

**Council Resolution – 22 March 2016**

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<b>TS03.16</b>	<b>Proposed Parking Restrictions in Baird Avenue and Bulimba Road, Nedlands</b>
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<b>Committee</b>	8 March 2016
<b>Council</b>	22 March 2016
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Ivan Pereira – Engineering Technical Officer
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>Director Signature</b>	
<b>File Reference</b>	TS-CON-00004 – TS-CON-00012
<b>Previous Item</b>	Nil.

## Executive Summary

### Recommendation to Committee

#### Council:

1. Approves three hour parking restrictions on the east side of Baird Avenue between Bedford Street and Carrington Street, from 8am – 5pm, Monday to Friday and No Parking on the west side, from 8am – 5pm Monday – Friday; and
2. Approves three hour parking restrictions on the east side of Bulimba Road between Jenkins Avenue and Barcoo Avenue from 8am – 5pm, Monday to Friday and No Parking on the west side, from 8am – 5pm Monday – Friday.

### Strategic Plan

#### KFA 1 Infrastructure

- 1.2 Design and construct infrastructure in accordance with Australian standards and guidelines.
- 1.4 Develop and implement an integrated transport strategy for the City which promotes access to safe and integrated transport options.

#### KFA 6 Community Engagement

- 6.2 Encourage community participation in the City's decision making process.

## Background

The City has received a growing number of complaints from residents regarding excessive long term parking by non-residents in Baird Avenue and Bulimba Road.

Resident's complaints were primarily in relation to an influx of long term parking in the area. Subsequently, these complaints led Technical Services to investigate the parking situation and any ensuing impact of the level of amenity.

### Key Relevant Previous Council Decisions:

N/A

## Consultation

Required by legislation: Yes  No   
Required by City of Nedlands policy: Yes  No

Consultation type: Letter drop and community feedback form  
Date: December 2015.

Letters containing information and a feedback form were provided to all residents within the proposed areas. The results are tabled in the discussion.

## Legislation / Policy

- Local Government Act 1995; and
- City of Nedlands Parking and Parking Facilities Local Law.

## Budget/Financial Implications

Within current approved budget: Yes  No   
Requires further budget consideration: Yes  No

The cost for implementing the parking signs is part of the road maintenance account.

## Risk Management

The following risks have been identified should Council not approve the recommendation:

- Decrease in the functionality of the parking;
- Less turnover of bays; and
- Loss of amenity for residents who are largely affected by long term parking.

## Discussion

Baird Avenue is within close proximity to the Hollywood Hospital facilities and Bulimba Road is within close proximity to major businesses along Stirling Highway. As a result of this, combined with unrestricted kerb side parking, these sections of Baird Avenue and Bulimba Road are subject to long term parking use from hospital patrons, business and public transport users, following the implementation of the Stirling Highway parking restrictions.

Diagram 1 and 2 below indicates the streets with existing parking restrictions surrounding Baird Avenue and Bulimba Road.

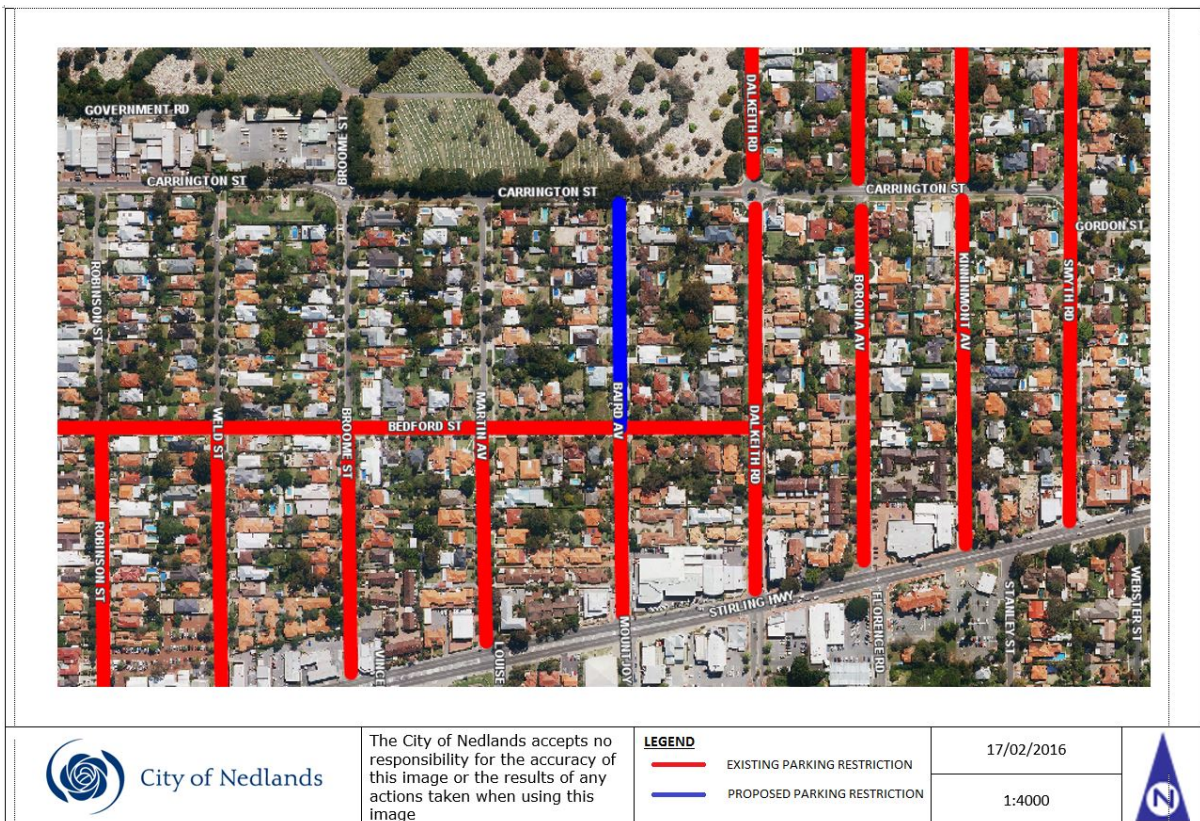


Diagram 1 – Proposed Baird Avenue parking restriction.

Baird Avenue has been impacted by the Stirling Highway parking trial restrictions. Whilst there is a danger of vehicles relocating to adjacent streets, this will be mitigated by the now significant distance from the demand centres. The proposed layout, as per the consultation is in Attachment 1.



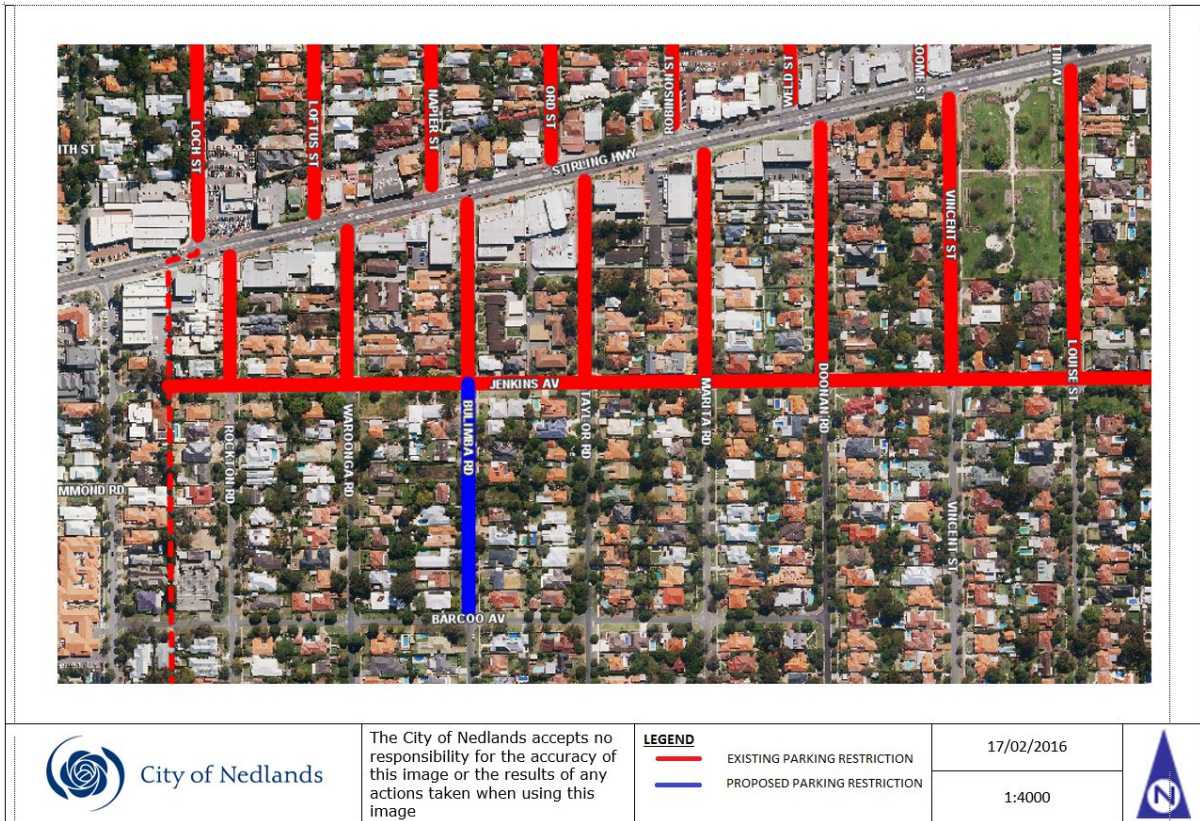


Diagram 2 – Proposed Bulimba Road parking restriction.

Bulimba Road has a high parking demand that is understood to relate to key businesses on Stirling Highway. The parking demand to date has been isolated to this street. The proposed layout, as per the consultation, is in Attachment 2.

Administration notes that kerb side parking is utilised by residents in these sections of Baird Avenue and Bulimba Road outside of normal business hours. It is recommended that the proposed parking restrictions apply to business hours only and parking on both sides is available outside of 8am – 5pm, Monday to Friday.

Following community feedback, the results indicate support for the three hour parking restriction from 8am – 5pm (east end corner), Monday to Friday and ‘No Parking’ from 8am – 5pm (west end corner), Monday to Friday. Results to support this are indicated in the table below.

Baird Avenue Feedback Table

Total sent out	17
Total feedback forms received back	10
Feedback that was in support of the parking restriction	8
Feedback that opposed the parking restriction	2
Feedback which did not state support or oppose	7

Bulimba Road Feedback Table

Total sent out	19
Total feedback forms received back	14
Feedback that was in support of the parking restriction	11
Feedback that opposed the parking restriction	3
Feedback which did not state support or oppose	5

Administration is aware that the businesses in the hospital precinct is in both patron and facility numbers: This will place further pressure on unrestricted kerb side parking nearby, including Baird Avenue. An increase in parking requirements at key businesses on Bulimba Road have similarly placed increasing pressure on this street.

**Conclusion**

Providing parking restrictions will increase the functionality of the parking. This will create a turnover of bays so that a greater number of users can access them. This will provide a better amenity for residents in the area who are largely affected by long term parking.




**Attachments**

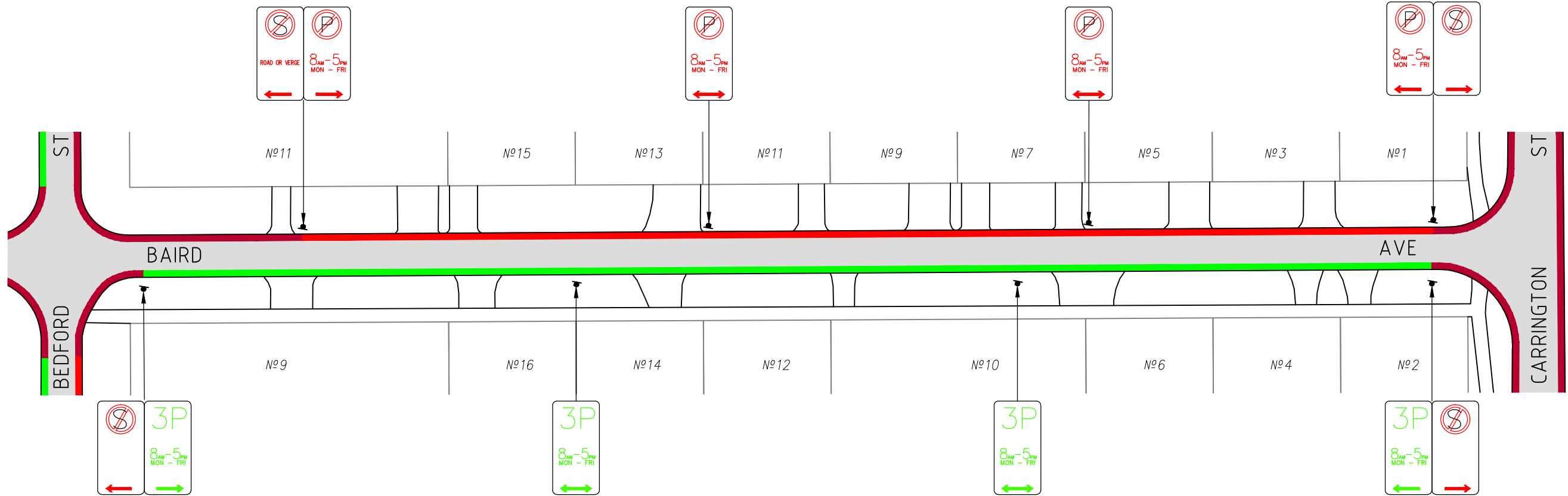
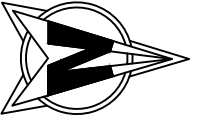
1. Proposed parking restriction, Baird Avenue.
2. Proposed parking restriction, Bulimba Road.

**INSTALLATION NOTES:**

1. ALL ARROWS ON PARKING SIGNS ARE FOR DISPLAY ONLY AND ALTERED ACCORDINGLY ON SITE.
2. ALL PROPOSED PARKING SIGNS ARE IN THEIR APPROXIMATE LOCATION AND THE POSITIONING OF THE POLES MAY BE ADJUSTED OR RELOCATED ON SITE.
3. SIGN POLES TO BE SPACED NO GREATER THAN 75m APART.

**LEGEND:**

-  NO STOPPING
-  NO PARKING (ROAD ONLY)
-  3 HOUR PARKING 8am - 5pm, MON-FRI (ROAD ONLY)



No	Date	REVISION	By	App'd



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DRAWN	S.FLETCHER	11/15	DATUM	ASSUMED
CHECKED	J.SCOTT	11/15	APPROVED	
RECOMMENDED				




**BAIRD AVE**  
**PROPOSED PARKING RESTRICTIONS**

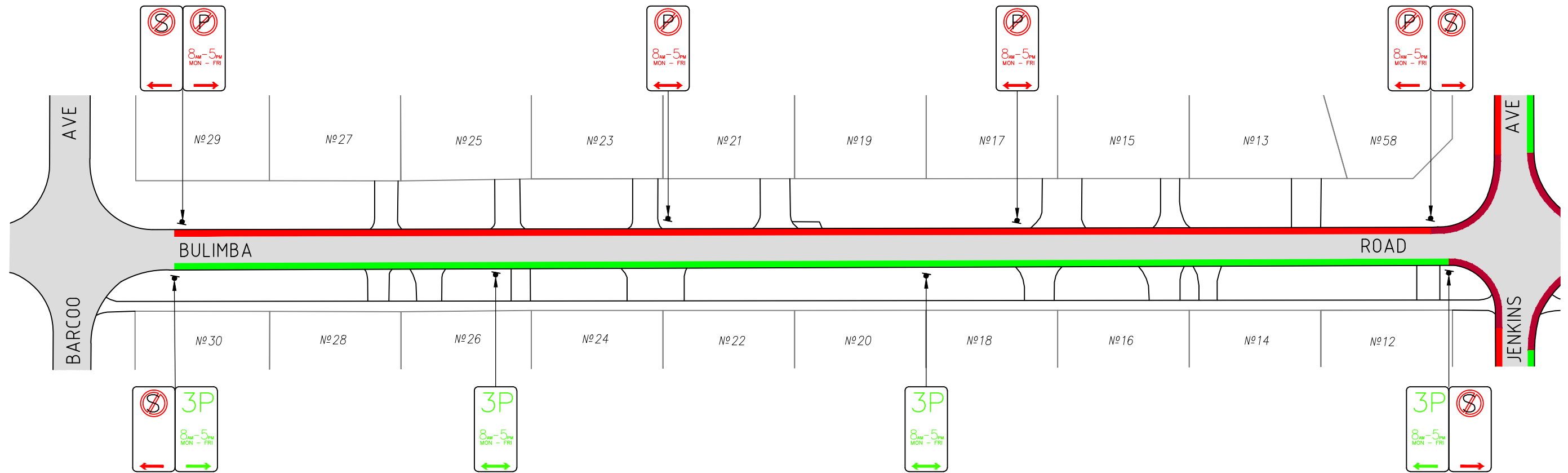
SHEET	1 OF 1
DRAWING No.	----
Job No.	

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CHECKED	J.SCOTT	11/15	APPROVED	
RECOMMENDED				

**BULIMBA ROAD**  
PROPOSED PARKING RESTRICTIONS

SHEET	1 OF 1
DRAWING No.	---
Job No.	

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3

<b>TS04.16</b>	<b>All Abilities Play Space Staging and Whole of Life Costs</b>
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<b>Committee</b>	8 March 2016
<b>Council</b>	22 March 2016
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Mark Goodlet - Director Technical Services
<b>Director</b>	Mark Goodlet - Director Technical Services
<b>Director Signature</b>	
<b>File Reference</b>	TS-PRJ-00023
<b>Previous Item</b>	CM09.12 – MOU – City of Nedlands & Rotary – All Abilities Play Space, Beaton Park – November 2012 CM10.12 – All Abilities Play Space – Concept Plan – December 2012 CM 05.15 - All Abilities Play Space Project – 23 June 2015

## Executive Summary

This report responds to the 23 June 2015 resolution of Council to assess and report back on the whole of life and maintenance costs for the All Abilities Play Space.

An estimate of the project is provided and a staging proposal has been set up around anticipated funding availability timeline. Operations, maintenance and whole of life capital replacement costs are provided for the current facilities, and then for the Phase 1 and Phase 2 All Abilities Play Space facility.

This report recommends proceeding to the next stage of the project, acknowledging the increased operations, maintenance and whole of life capital costs associated with a venture of this value to the community.

It is also proposed in the recommendation, that in accordance with good asset management principles and given the value of this project and the recent Collegians building project, that it is a good time to establish a Facilities and Infrastructure Reserve Fund.



## **Recommendation to Committee**

### **Council:**

- 1. Notes the operations, maintenance and whole of life costs associated with the All Abilities Play Space;**
- 2. Agrees to proceed with Phase 1 of the All Abilities Play Space to the extent of anticipated fund raising, to be considered in the 2016/17 budget;**
- 3. Agrees to consider increasing the City’s operating budget by \$ 32,000 in 2017/18 to service the Phase 1 operating and maintenance activities of the All Abilities Play Space;**
- 4. Agrees to set up a Facilities and Infrastructure Reserve Fund commencing in the 2016/17 financial year, in part to amortise the future capital costs associated with the All Abilities Play Space;**
- 5. Agrees that the purpose of the Facilities and Infrastructure Reserve Fund shall be “to fund the capital costs of City of Nedlands facilities and infrastructure. Use of this reserve is ongoing”; and**
- 6. Agrees to consider setting aside an annual amount of \$ 120,000 in the 2017/18 annual budget into the Facilities and Infrastructure Reserve Fund over the life of the All Abilities Play Space, indexed to the consumer price index in following years.**

## **Strategic Plan**

KFA: Natural and Built Environment  
KFA: Community Development  
KFA: Governance and Civic Leadership

The All Abilities Play Space is consistent with Council’s strategic goal of upgrading infrastructure and community facilities within the City of Nedlands. The project also provides an opportunity for Council to provide civic leadership of a project that has been initiated, and continues to be actively supported by, a range of local community organisations and individuals.

## **Background**

The genesis of the All Abilities Play Space for the City of Nedlands was in August 2011 when it was approached by Rotary with the concept for working in partnership to develop a play facility that was suitable for all, including those with disability.

Full details of the development and fund-raising for this facility are available in the 23 June 2015 report to the Ordinary Meeting of Council. Since this time work on finalizing the concept has been carried out. A reassessment of the capital project costs has been done and a revised project staging plan to match the anticipated funding has been developed.

## Key Relevant Previous Council Decisions:

CM09.12 – MOU between the City of Nedlands & Rotary for the All Abilities Play Space, Beaton Park – November 2012

CM10.12 – All Abilities Play Space – Concept Plan – December 2012

CM 05.15 - All Abilities Play Space Project – 23 June 2015 – considered the re-scaled Concept Plan for the All Abilities Play Space, endorsed the overall project budget and appointed a Council representative to the All Abilities Play Space Community Partnerships Team.

## Consultation

Required by legislation: Yes  No   
Required by City of Nedlands policy: Yes  No

Not applicable to this report.

## Legislation / Policy

*Local Government Act 1995, s6.11*

*Where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.*

## Budget/Financial Implications

Within current approved budget: Yes  No   
Requires further budget consideration: Yes  No

There are no budget implications for the current approved budget. However, future budgets beyond 2017/18 will need to consider the impact of extra operations, maintenance and capitals costs for the All Abilities Play Space.

The All Abilities Play Space capital construction costs are proposed to be funded through external funding raised by Rotary. The City has a commitment to design and project management up to \$100,000. In 2017/19 the City will also be upgrading the carpark as part of its ongoing asset replacement program and this will be timed to align with the new All Abilities Play Space facility opening. This is estimated at \$385,000 and should be considered to be a component of the City's commitment to the precinct and to the All Abilities Play Space project.

Project phases and capital costs are as follows.

<b>Phase</b>	<b>Financial Year</b>	<b>Cost</b>
1	2016/17	\$1,200,000
	2017/18	\$1,000,000
<b>Sub-total</b>		<b>\$2,200,000</b>
2	2018/19	\$1,000,000
	2019/20	\$ 760,000
<b>Sub-total</b>		<b>\$1,760,000</b>
<b>Total</b>		<b>\$3,960,000</b>

The phases have been determined in close consultation with the Rotary Club, to align with their best estimation of realistic fund raising prospects. However, the actual funding raised will be used to determine the actual scope of construction at the time the construction procurement activities are carried out. This will be reported to Council as part of normal procurement process, meaning the project cannot proceed to construction until Council is aware of actual construction costs.

### **Ongoing Costs to the City of Nedlands**

At the completion of Phase 1 the All Abilities Play Space will be a leader of its type in Western Australia. The Beaton Park area is expected to be activated significantly, particularly once the new purpose for Tawarri has been established.

The value of the Beaton Park area through the creation of the All Abilities Play Space will increase significantly and it is expected that patronage will also see a significant, corresponding increase, as has been the experience at similar facilities. Accordingly the operating, maintenance and future capital replacement costs will increase.

Current costs for the Beaton Park area have been developed and provided so that a comparison can be made against proposed Phase 1 and Phase 2 of the All Abilities Play Space.

### **Operating and Maintenance Costs (annual)**

- **Current**                   \$ 63,700
- **Phase 1**                   \$ 94,900
- **Phase 2**                   \$ 132,500

The Phase 1 increase will be \$ 31,200 or a 49% increase above existing expenditure. The Phase 2 increase will be \$ 68,800 or a 208% increase above existing expenditure.

As the facility will not be open until 2017/18 the recommendation for consideration of additional funds is indexed to the consumer price index (2.5%) and is for an increase of \$32,000.

Attachment 5 shows the operating and maintenance costs for the current area at Beaton Park and then for Phase 1 and 2 of the All Abilities Play Space.

### **Whole of Life Capital Costs (annualized amount to be put into Reserve Fund)**

The whole of life capital costs are predicated on the following assumptions:

- a) Consumer Price Index at 3%;
- b) Bank Interest at 3%;
- c) No end of life replacement of facilities beyond year 49;
- d) Balance funding determined at year 45 as no further capital works are required thereafter;
- e) Depreciation costs are excluded as it is proposed to provide a reserve fund to renew capital items;
- f) The current annualised whole of life cost for the Beaton Park area is not currently put into a reserve fund. This amount is shown however as it demonstrates the current funding commitment to Beaton Park area and can therefore be used for comparison purposes; and
- g) The activities and funding requirements for Tawarri lease area have not been included as this is considered to be self-funded. It is worth noting that the proportional value of the whole of life annualised cost of the Tawarri Function centre and the cost of infrastructure supporting this facility has not been separated from the general area costs. For example, the car park costs have been determined and included, but no allowance for the parking demand generated by the Tawarri Function Centre has been separated out, due to difficulties in determining this value. The overall value to the community therefore has a benefit from the value of the area as a park, but also as a function centre.

#### Whole of Life Cost (annualised)

- **Current**                      \$ 40,000
- **Phase 1**                      \$ 120,000
- **Phase 2**                      \$ 174,000

The Phase 1 increase will be \$ 80,000 or a 200% increase above existing requirements.

The Phase 2 increase will be \$ 134,000 or a 435% increase above existing expenditure.

Attachment 6 shows the ongoing replacement and renewal capital costs for the current area at Beaton Park and then for Phase 1 and 2 of the All Abilities Play Space.

## **Risk Management**

### **Security**

Additional security measures, including more security patrols and CCTV, have **not** been included in the costs. Passive surveillance through normal use of the facility and the active foreshore users in the area is considered adequate for daytime operations.

It is not planned that the facility be lit, except to the extent needed for normal car park lighting and the normal external park bollard lighting. Toilets will be locked at night. These measures will discourage night time use of the All Abilities Play Space and are commensurate with the types of measures used for all other park facilities in the City.

Security risks associated with this facility are estimated to be less than those that were prevalent at Swanbourne beach, which is more accessible and a higher profile area. At that location the presence of a commercial facility and controlled access to toilets have enabled the mitigation of security concerns. The redevelopment of the Tawarri facility and the night time closure of the toilets is likely to provide the same effect.

Should a problem develop with anti-social behavior or damage to the facility out of normal operating hours then consideration will need to be made to addressing security.

## **Discussion**

### **Concept Development, Pricing and Staging**

Since finalising the concept a review of the pricing has been carried out. The project has also been staged in close consultation with the All Abilities Play Space Community Partnerships Team to match construction with the anticipated capital fund raising program.

Essentially the concept is being developed in two Phases, as shown in Attachments 1 and 2. Phase 1 contains all of the elements considered necessary as a going concern, including fencing, to make the Play Space a viable facility. It does not include, however, the completion of a new toilet and change area, and as such, the existing toilets will be used until such time as Phase 2 is built. Phase 2 completes the toilet area, adds socialising and more fun elements and an attractive entry.

As discussed the phasing proposal aligns the anticipated fund raising with the project staging. The recommendation for this report therefore seeks Council authority to move forward with Phase 1. Once this Phase is nearing completion a further report to Council seeking authorisation for Phase 2 will be provided.



The City will continue to work closely with the All Abilities Play Space Community Partnerships Team to ensure that the scope of work and the funding align. As a recommendation, therefore, the extent of authority to proceed is tied to the extent of funding.

### **Detailed Design**

Fiona Robb'e Landscape Architects are currently working on the detailed design for Phase 1. There have been capacity issues at this firm, which have led to a prolongation of this component of the project. However, it appears that the capacity issues have been resolved and the detailed design is now moving forward.

No costs for Phase 2, beyond the concept, staging and broad estimating, are being incurred. It is considered that it would be prudent to be in a position where there is more funding certainty for Phase 2 before this element should be designed. Once more funding certainty is achieved then the City will separately address its commitment to more design and project management costs and to the ongoing costs.

### **Reserve Account**

The provision of a reserve account for future capital works for the All Abilities Play Space aligns with the methodology adopted for the Adam Armstrong Pavilion, in which the whole of life costs were developed and a set amount put aside to cater for these future capital costs, as an expansion of sound asset management principles at the City of Nedlands.

As this reserve account is about the setting aside of funds, not only for the All Abilities Play Space, but also for City facilities and infrastructure more widely, the proposed name of the Reserve Fund is the 'Facilities and Infrastructure Reserve Fund'.

It is proposed that sub-accounts for each facility to which the reserve applies be created under the reserve account. As new facilities are assessed for whole of life costs Council will be able to add funding for these facilities to the reserve account within their own sub-account.

### **Conclusion**

The determination of the operations, maintenance and whole of life capital costs puts the City in a strong position to cater for the aspirations of the community for an inclusive class leading facility that caters for the all ages and all abilities.

Addressing operations and maintenance costs in future budgets and setting up ongoing capital replacement funds for Phase 1 will ensure responsible management of funds associated with a venture of this value to the community.

## **Attachments**

1. Total All Abilities Play Space Concept Plan;
2. Phase 1 elements plan;
3. Phase 2 elements plan;
4. All Abilities Play Space Cost Estimate;
5. All Abilities Play Space Operations and Maintenance Costs; and
6. All Abilities Play Space Whole of Life Capital Costs.





### LEGEND

- EXISTING TREE
- PROPOSED TREE
- PROPOSED LOW PLANTING
- TURF
- TINTED CONCRETE PAVING 1
- TINTED CONCRETE PAVING 2
- SAND
- RUBBER
- AGGREGATE PAVING
- DECKING
- KARRATHA STONE WALL



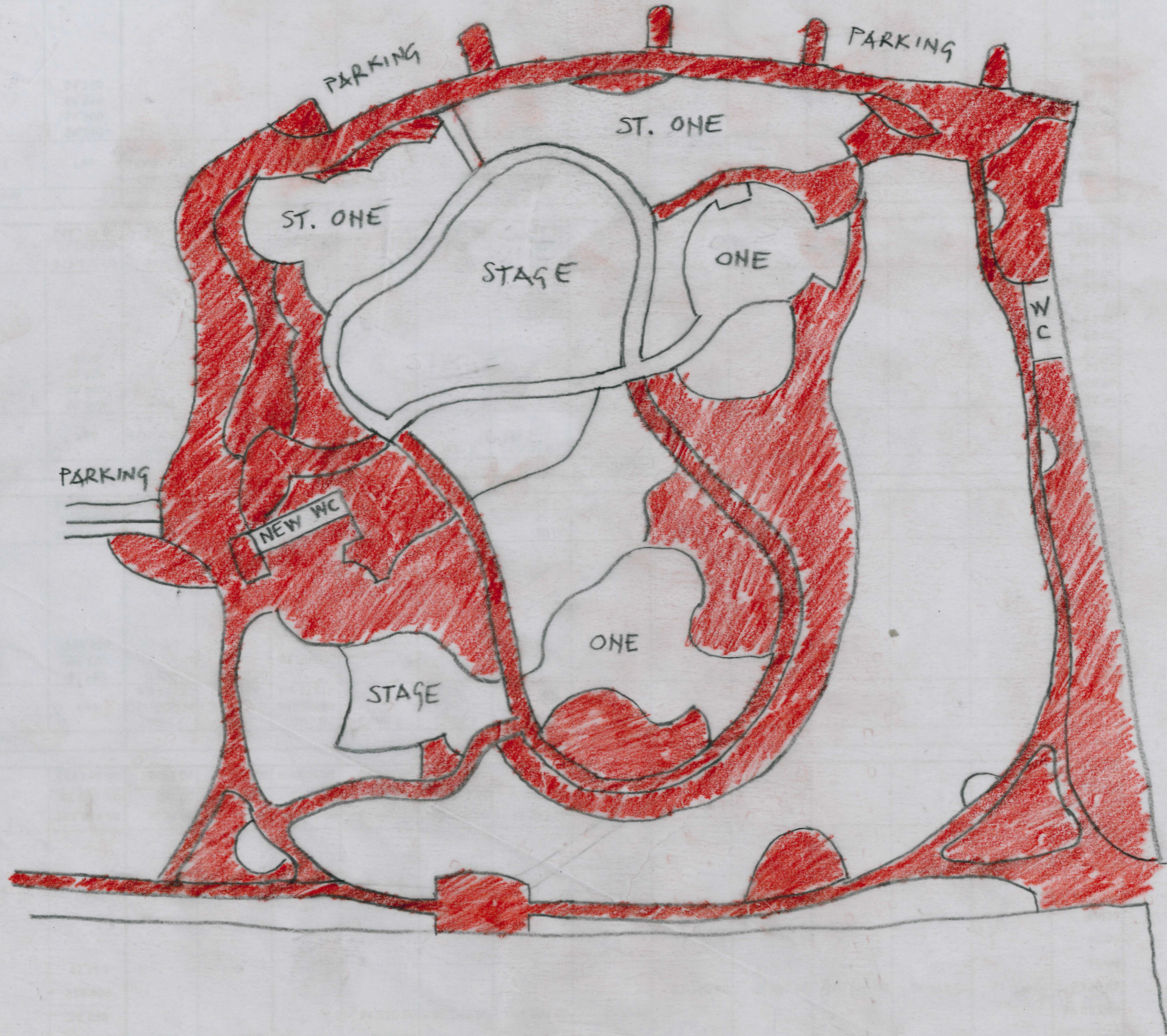




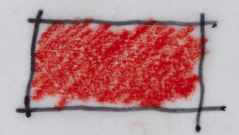
BEATON PARK  
Stage One PLAY







BEATON PARK  
Stage Two PARK





Attachment 4  
All Abilities Play Space Cost Estimate

Phase	Financial Year	Budget Allocation	Elements to Prioritise (Indicative at this time)
1	2016/17 <i>(Stage 1)</i>	<b>\$1,200,000</b> <ul style="list-style-type: none"> <li>• \$760,000 Private Donations</li> <li>• \$250,000 Lottery West</li> <li>• \$190,000 Community</li> </ul>	<ul style="list-style-type: none"> <li>• Demolition and salvaging</li> <li>• Minor entrance space</li> <li>• Part picnic facilities</li> <li>• Sewer pump relocation, including realignment of sewer lines</li> <li>• High percentage of playground area / equipment including swings, decks and slides, flying fox and climbing challenge.</li> <li>• Drinking fountain</li> <li>• Bike racks</li> </ul>
	2017/18 <i>(Stage 2)</i>	<b>\$1,000,000</b> <ul style="list-style-type: none"> <li>• \$750,000 Private Donations</li> <li>• \$250,000 Lottery West</li> </ul>	<ul style="list-style-type: none"> <li>• Additional playground area / equipment including graduated rocking, water and sand play</li> <li>• Secondary entry</li> <li>• Ping pong and ball toss</li> <li>• Sensory path and sound sculptures area</li> <li>• Exercise equipment</li> <li>• Intergenerational equipment</li> </ul>
2	2018/19 <i>(Stage 3)</i>	<b>\$1,000,000</b> <ul style="list-style-type: none"> <li>• \$750,000 Private Donations</li> <li>• \$250,000 Lottery West</li> </ul>	<ul style="list-style-type: none"> <li>• Toilets and family hub, including services</li> <li>• Main entrance space</li> <li>• Main path network including realignment of foreshore linking path</li> <li>• Perimeter fencing</li> <li>• Beach access</li> <li>• Additional planting</li> <li>• Remaining picnic facilities</li> </ul>
	2019/20 <i>(Stage 4)</i>	<b>\$760,000</b> <ul style="list-style-type: none"> <li>• TBC</li> </ul>	<ul style="list-style-type: none"> <li>• Reading deck</li> <li>• Community garden</li> <li>• Interactive water sculpture</li> <li>• Wind sculpture</li> <li>• Remaining planting</li> </ul>
		<b>\$3,960,000</b>	

Description	Cost Per Annum		
	Existing	Phase 1	Phase 2
<b>Building Services Operations</b>			
Cleaning - Toilets (daily)	\$ 7,968	\$ 8,765	\$ 9,180
Soap	\$ -	\$ 240	\$ 480
Sanitary Bins	\$ 1,440	\$ 1,584	\$ 2,880
Paper products (toilet paper & towels)	\$ 500	\$ 3,824	\$ 7,648
Bins Pickup	\$ 1,168	\$ 1,674	\$ 1,674
Toilet Bin Liners 80L (1/day/toilet) and pickup	\$ -	\$ 250	\$ 500
<b>Building Services Operations Total</b>	<b>\$ 11,076</b>	<b>\$ 16,337</b>	<b>\$ 22,362</b>
<b>Parks Operations</b>			
Playground and Associated Parts	\$ 1,000	\$ 5,000.00	\$ 6,000.00
Cleaning - Playground Sand Undersurfaces	\$ 670	\$ 3,460	\$ 3,460
Cleaning - BBQ / Pizza Oven	\$ 100	\$ 100	\$ 400
Plant & Fleet	\$ 7,880	\$ 9,456	\$ 13,600
Contract Path Repairs	\$ 500	\$ 1,000	\$ 1,500
Contract Broadleaf Weed Control	\$ 330	\$ 231	\$ 165
Contract Electrical Services	\$ 1,200	\$ 1,200	\$ 2,000
Contract Tree Maintenance	\$ 750	\$ 2,000	\$ 2,000
Irrigation Parts	\$ 500	\$ 500	\$ 500
Parks Wages	\$ 18,410	\$ 22,092	\$ 33,300
Wages Overheads (60%)	\$ 11,046	\$ 13,255	\$ 19,980
Parks Contracts & Materials Overheads (40%)	\$ 2,020	\$ 3,000	\$ 4,000
<b>Operations Total</b>	<b>\$ 44,406</b>	<b>\$ 61,294</b>	<b>\$ 86,905</b>
<b>Scheduled Maintenance</b>			
Termite inspections (annual)	\$ 200	\$ 200	\$ 200
Pest treatment (quarterly)	\$ 780	\$ 780	\$ 780
RCD/Electrical testing (annual)	\$ 600	\$ 600	\$ 600
Electric BBQ & Pizza Oven testing	\$ 300	\$ 300	\$ 750
Car park linemarking	\$ -	\$ 350	\$ 700
Toilet major clean	\$ 1,400	\$ 2,800	\$ 3,000
Toilet Lamp Replacement	\$ 500	\$ 500	\$ 2,000
Wet play area operations and maintenance	\$ -	\$ 5,200	\$ 5,200
<b>Scheduled Maintenance Total</b>	<b>\$ 3,780</b>	<b>\$ 10,730</b>	<b>\$ 13,230</b>
<b>Utilities &amp; Insurance</b>			
Power (toilets + bollards / lighting + irrigation + bore pumps + BBQs)	\$ 2,245	\$ 2,470	\$ 2,852
Water/Sewer	\$ 1,140	\$ 2,418	\$ 4,973
Telstra (Central Control Irrigation)	\$ 120	\$ 150	\$ 180
Insurance	\$ 425	\$ 470	\$ 500
<b>Utilities &amp; Insurance Total</b>	<b>\$ 3,930</b>	<b>\$ 5,507</b>	<b>\$ 8,505</b>
<b>Sundry Replacements</b>			
<b>Sundries Total</b>	<b>\$ 500</b>	<b>\$ 1,000</b>	<b>\$ 1,500</b>
<b>Combined Total</b>	<b>\$ 63,692</b>	<b>\$ 94,868</b>	<b>\$ 132,502</b>









All Abilities Play Space Phase 2 Whole of Life Costs

Annual CPI 3%  
Bank Interest 3% per annum

Replacement Interval Year	Parkland													Toilets										Civils										Annual \$ to Reserve Fund																	
	Paths	Fencing	Lighting	Play Equipment	Entry Statement	Irrigation	BBQs / Pizza Ovens	Park Furniture	Bins	Trees	Gardens	Walls / Edging	Exercise / Recreation Equipment	Exhaust Fans	Painting (Trim/ Internal Walls/ Ceilings)	Toilet Fittings	Main Plumbing	Electrical Lighting & Fittings	Tiling (internal perimeter walls)	Partitions	Doors	Ceilings	Door Hardware & Security	Roof Plumbing (minimal)	Floor Treatment	Anti-graffiti Treatment	Roof	Carpark Pavement	Carpark Kerb	Carpark Linemarking	Carpark / Street Light Poles	Carpark / Street Lights	Carpark Vegetation		Drainage																
	50	15	15	10	20	25	10	10	15	50	10	40	15	10	10	10	50	10	15	15	10	20	10	20	5	10	50	20	50	5	25	5	10		50																
0	213500	83550	56000	610050	249000	220000	30400	146700	23500	293870	245000	315000	25000	1000	7500	12000	25000	6000	12000	3500	5600	15000	7590	1000	3000	5000	10000	189420	24500	7000	50000	9000	40000	100000	174000																
1																																				Year	Annual Capital Expenditure Only	Yearly Reserve Addition	Cumulative Reserve Available												
2																																				1	0	174000	174000												
3																																				2	0	179220	353220												
4																																					3	0	184597	537817											
5																																						4	0	190134	727951										
6																																							5	22026	195839	901763									
7																																							6	0	201714	1103477									
8																																								7	0	207765	1311242								
9																																									8	0	213998	1525240							
10																																										9	0	220418	1745658						
11																																											10	0	227031	1972689					
12																																												11	1526474	227031	446215				
13																																												12	0	233841	680056				
14																																													13	0	240857	920913			
15																																														14	0	248082	1168995		
16																																														15	0	255525	1424520		
17																																															16	427584	263191	1260127	
18																																														17	0	271086	1531213		
19																																															18	0	279219	1810432	
20																																															19	0	287595	2098027	
21																																															20	2872185	296223	2394251	
22																																															21	0	305110	-172826	
23																																															22	0	314263	141438	
24																																															23	0	323691	465129	
25																																															24	0	333402	798531	
26																																															25	0	343404	1141935	
27																																															26	605102	353706	890539	
28																																															27	0	364317	1254857	
29																																															28	0	375247	1630104	
30																																															29	0	386504	2016608	
31																																															30	0	398099	2414707	
32																																															31	3377026	410042	-52276	
33																																															32	0	422344	-129933	
34																																															33	0	435014	305081	
35																																															34	0	448064	753146	
36																																															35	53463	461506	1214652	
37																																															36	0	475352	1636540	
38																																																37	0	489612	2126152
39																																																38	0	504300	2630453
40																																																39	0	519429	3149882
41																																																40	0	535012	3684894
42																																																41	6215030	551063	-1979073
43																																																42	0	567595	-1411478
44																																																43	0	584622	-826856
45																																																44	0	602161	-224695
46																																																45	0	620226	395531
47																																																46	1037859	638833	-3495
48																																																47	0	657998	654502
49																																																48	0	677738	1332240
0																																																			



<b>TS05.16</b>	<b>Tender No. 2015/16.06 – Street Tree Pruning under Power Lines</b>
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<b>Committee</b>	8 March 2016
<b>Council</b>	22 March 2016
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Andrew Dickson – Manager Parks Services
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>Director Signature</b>	
<b>File Reference</b>	TS-PRO-00078
<b>Previous Item</b>	Not Applicable

## Executive Summary

To award the term contract for the statutory pruning of street trees under power lines in the City of Nedlands maintenance operations.

## Recommendation to Committee

### Council:

1. **Agrees to award tender no. 2015/16.06 to the contractor Beaver Tree Services Aust Pty Ltd as per the schedule of rates submitted; and**
2. **Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

## Strategic Plan

KFA: Natural and Built Environment

Award of this tender enables the City to maintain its statutory obligations in regard to vegetation clearances to Western Power infrastructure.

## Background

Parks Services includes a provision in its annual operational budget for contract pruning of street trees under power lines. The contract works are required in order to maintain statutory clearances to Western Power infrastructure pursuant to the *Energy Operators (Powers) Act 1979*.

In March 2014 EnergySafety WA issued amendments to the 'Code of Practice for Personnel Electrical Safety for Vegetation Control Work Near Live Power Lines'. The amended code has resulted in a requirement for additional resources to carry out these operations and a corresponding cost increase for supply of the services. As a consequence expenditure on this contract is forecast to exceed \$150,000. Therefore to comply with legislative requirements outlined in the *Local Government Act 1995* and ensure the best value for money for the City, this service must be tendered.

Tender documents were advertised on Saturday 7 November 2015 in the West Australian Newspaper. Tenders opened on Monday 9 November 2015 and submissions closed at 14:00 pm Wednesday 26 November 2015.

One conforming tender submission was received from the following tenderer:

1. Beaver Tree Services Aust Pty Ltd currently provides tree pruning services to the City.

No other tender submissions were received.

## Key Relevant Previous Council Decisions

Nil

## Consultation

Required by legislation: Yes  No   
Required by City of Nedlands policy: Yes  No

## Legislation / Policy

*Energy Operators (Powers) Act 1979, section 54*

*Local Government Act 1995, section 3.57*

*Local Government (Functions and General) Regulations 1996, Part 4*

City of Nedlands Policy – 'Purchasing of Goods and Services'

## Budget/Financial Implications

Within current approved budget: Yes  No   
Requires further budget consideration: Yes  No

The City has bought in-house the pruning around lead-in lines, which are sheathed, within its own operations. This has produced savings and enabled the City to absorb the increased cost of statutory pruning around powerlines which has increased from \$43.30 per tree to \$85 with an expenditure of \$71880 in the last financial year. This would equate to \$145,104 for the same number of trees.

## Risk Management

The ability to evaluate current market conditions for supply of the requested services was significantly inhibited as a consequence of receiving only one tender submission.

To ascertain whether the submission represented value for money required the City to determine current market conditions through other means.

Regulatory and reputational risk may arise through failure to appoint the contract as this will impact on the City’s ability to meet statutory obligations in regard to section 54 of the *Energy Operators (Powers) Act 1979*.

Other key risk areas have been addressed through the control measures applied through the tender documentation and evaluation process. Reference checks were completed on the recommended contractor following the evaluation process.

## Discussion

The new Tender is for four years, based on a successful review each year of the contractor’s performance.

This contract incorporates the City’s entire street tree pruning operations for maintaining statutory vegetation clearances to power line infrastructure. Street tree pruning is scheduled once annually in order to comply with statutory requirements. To meet the City’s obligations the 2015/16 operations are scheduled to commence in the Hollywood Ward during March 2016, prior to winter. In order to progress scheduled pruning during contract deliberations the City sought quotes, independent of the tender process, for pruning of approximately sixty (60) priority street trees. This process presented the City with sufficient evidence for assessment of market conditions and determine whether offers for supply of these services represented value for money.

The tender was independently evaluated by three City Officers in accordance with the qualitative criteria specified in the tender documentation, as set out in the below table extract from RFT 2015/16.06.

Qualitative Selection Criteria	Weighting
<p><b>Organisation Capabilities</b>                      A Tenderer must as a minimum, address the following information in an attachment and label it “<b>Organisation Capabilities</b>”:</p> <ul style="list-style-type: none"> <li>a) Nominate key personnel to be involved in this contract and provide relevant experience and industry-recognised qualifications and registrations of the key personnel;</li> <li>b) Organisations to demonstrate the ability to supply and sustain the necessary manpower, plant and materials; and</li> <li>c) Organisations to demonstrate recent experience with contracts of a similar size and scope.</li> </ul>	<p><b>20%</b></p>

<p><b>Performance</b> A Tenderer must as a minimum, address the following information in an attachment and label it “<b>Performance</b>”:</p> <ul style="list-style-type: none"> <li>a) The ability to supply and sustain the necessary technical resources, staff and equipment;</li> <li>b) Demonstrate ability to provide high quality and standard of work; and</li> <li>c) Demonstrated ability to meet specifications of this request</li> </ul>	<p><b>30%</b></p>
<p><b>Demonstrated Understanding</b> A Tenderer must as a minimum, address the following information in an attachment and label it “<b>Demonstrated Understanding</b>”:</p> <ul style="list-style-type: none"> <li>a) An outline of proposed methodology, including equipment and material supply details; and</li> <li>b) Notice requirements to guarantee availability for works.</li> </ul>	<p><b>20%</b></p>
<p><b>Price</b> A Tenderer must as a minimum, address the following information in an attachment and label “<b>Price</b>”:</p> <p>The tendered price(s) will be considered along with related factors affecting total cost to the Principal. Early settlement discounts, lifetime costs, the major components to be utilised, the Principal’s contract management costs may also be considered in assessing the best value for money outcome.</p>	<p><b>30%</b></p>

## Evaluation

The pricing was weighted at 30% of the assessment with the remaining 70% being allocated to the qualitative selection criteria. As only one submission was received this was allocated the full weighted pricing score of 30%.

The tender submission from Beaver Tree Services Aust Pty Ltd was evaluated and scored 85.5%. The evaluation is published in Attachment 1.

## Conclusion

After assessment of the submitted tender it is proposed that Council agrees to award tender no. 2015/16.06 to the contractor Beaver Tree Services Aust Pty Ltd.

The City sought and obtained evidence to enable assessment of current market conditions to satisfy whether or not the submission provides overall value for the services tendered for.


Beaver Tree Services Aust Pty Ltd provided evidence that they have a good range of equipment and experienced staff sufficient to meet the City’s needs. They are listed as contracted suppliers of similar services to other local governments, repeat work is clearly demonstrated and internal reviews on performance and quality is consistently

good. Their experience demonstrates they are aware of the requirements of similar contracts and guaranteed availability is given with reasonable notice.

## **Attachments**

1. Confidential Tender Assessment (not to be published).

<b>TS06.16</b>	<b>Allen Park Pavilion Refurbishment and Upgrade</b>
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<b>Committee</b>	08 March 2016
<b>Council</b>	22 March 2016
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Pollyanne Fisher – Policy & Project Officer
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>Director Signature</b>	
<b>File Reference</b>	TS-PRO-00119 / TS-PRJ-00019
<b>Previous Item</b>	CM06.15 Community Sport and Recreation Facilities Fund Application – Allen Park Pavilion Upgrade (22 September 2015)

## Executive Summary

This report deals with the Allen Park Pavilion refurbishment and upgrade. It addresses the final construction plans, bringing the balance of required project funding out of reserve, awarding the contract for the refurbishment and upgrade of the deteriorated facilities at the Allen Park Lower Pavilion, setting aside funds annually to a reserve fund for future capital replacement requirements and replenishing the North Street Reserve fund.

## Recommendation to Committee

### Council:

1. **Receives the final architectural plan as prepared by Holton Connor Pty Ltd for the refurbishment and upgrade of the Allen Park Lower Pavilion;**
2. **Agrees to increase the amount set aside in the 2016/17 budget from the North Street Reserve from \$320,000 to \$434,942 to cover the costs of the refurbishment and upgrade of the Allen Park Lower Pavilion;**
3. **Agrees to award tender no. 2015/16.07 to McCorkell Constructions Pty Ltd for the Allen Park Pavilion refurbishment and upgrade as per the lump sum price (confidential Attachment 1) submitted;**
4. **Authorises the Chief Executive Officer to sign an acceptance of offer for this tender;**

5. **Agrees to consider setting aside an annual amount of \$28,000 commencing in the 2017/18 annual budget into the Facilities and Infrastructure Reserve Fund over the life of the Allen Park Pavilion, indexed to the consumer price index in following years; and**
6. **Approves, in principle, but subject to further approvals and successful sale of land, to reimburse the North Street Reserve fund from revenue from the proposed Sayer Street land swap.**

## **Strategic Plan**

KFA: Community Development

The City's Strategic Community Plan identifies the City's stock of ageing community buildings as a strategic priority for renewal. Allen Park Pavilion is identified in the plan as one of five sports and community facilities that require renewal. The project has also been provided for in the City's long term financial planning with funding allocated to this area from the North Street Reserve fund. Allen Park is identified in the Strategic Recreation Plan as one of the City's major recreational reserves, to be prioritised for recreational facility development.

## **Background**

### **Allen Park Lower Pavilion facilities**

The City of Nedlands Corporate Business Plan 2013 – 2023 created a vision to address the sport recreational needs of the community. The vision identified the need to upgrade and renew community infrastructure and assets and create multi-use facilities that will cater for the current and future needs of the community.

The Allen Park Lower Pavilion is located on Lot 403 on Reserve 7804, known as Allen Park, in Swanbourne. Allen Park is a Class A Reserve with the purpose of Park and Recreation. The pavilion was originally built in 1963. It consists of a group of four brick and tile structures connected by infill service buildings. The building's facilities include:

- a hall with associated kitchen and store;
- male and female public toilets;
- two small change rooms; and
- a kiosk that opens onto a veranda.

Usage of the pavilion has declined in recent years due to the condition of the building. The City carried out a Building Condition Audit in 2014 in which Allen Park Pavilion received an overall rating of 'fair'. However, the functionality of the facility no longer meets user needs or sporting code requirements and the pavilion has now reached a stage where an upgrade is required.

Allen Park Pavilion is a shared use facility, with the three main users of the pavilion being the Swanbourne Tigers Junior Football Club, Swanbourne Cricket Club and Allen Park Playgroup. The City facilitates bookings and hire for other users as requested.

Swanbourne Cricket Club was formed in 1962 and the club has been based at Allen Park since its establishment. The club has 120 members, 25% of whom are City of Nedlands residents. The club has committed a contribution of \$20,000 towards the redevelopment of the facility.

Swanbourne Tigers Junior Football Club was established to promote and encourage active participation in Aussie Rules for young people. The club has 736 members, of which 75% are resident in the City of Nedlands, but attract players from all over the Western Suburbs. The club has committed a contribution of \$70,000 towards the redevelopment of the facility.

Allen Park Playgroup have been long established at Allen Park. The group has six families as members, one family being City of Nedlands residents. The group provide valued, informal play sessions for families with pre-school aged children.

The prospects of new community groups or individuals making use of the facilities for sport, recreation or community or private functions are currently limited due to its poor condition. This is evident through the decline of usage in recent years as prospective users seek out newer and better facilities elsewhere to meet their needs. It is envisioned that the redevelopment of the pavilion will provide a much needed facility to benefit the whole community, for both current and future new users.

### **Community Sporting and Recreation Facilities Fund**

The Department of Sport and Recreation (DSR) administers the Community Sporting and Recreation Facilities Fund (CSRFF). The purpose of the fund is to provide financial assistance to sporting clubs, community groups and local government authorities to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities. The grant that the City of Nedlands wished to attain towards this project is offered on an annual basis and is known as a Forward Planning Grant. These grants are for projects that cost in excess of \$500,000.00.

For an application to be supported by DSR, they must first be endorsed by the Local Government Authority. An application for \$244,000 funding towards the redevelopment of the Allen Park Lower Pavilion was endorsed by Council on 22 September 2015.

The City received confirmation from the Minister for Sport and Recreation on 1 March 2016 that a grant of \$190,000 had been approved from this application to assist with this project. The Minister stated that the City “is to be commended for its commitment to the provision of quality community leisure facilities”.

### **Request for Tender 2015/16.07 – Allen Park Pavilion Redevelopment**

A contract for the redevelopment of the Allen Park Lower Pavilion will exceed \$150,000. Therefore to comply with legislative requirements outlined in the *Local Government Act 1995* and ensure the best value for money for the City, this service must be tendered.



Tender documents were advertised on Wednesday 6 January 2016 in the West Australian Newspaper. Tenders opened on Monday 11 January 2016 and submissions closed at 12:00pm Monday 8 February 2016.

Six conforming tender submissions were received:

1. McCorkell Constructions (WA) Pty Ltd
2. Palace Homes and Construction Pty Ltd
3. Angularem Pty Ltd
4. PRC Building Services Pty Ltd
5. Classic Contractors Pty Ltd
6. Linebay Holdings Pty Ltd T/A Connolly Building Company

### Key Relevant Previous Council Decisions:

- a) CM06.15 Community Sport and Recreation Facilities Fund Application – Allen Park Pavilion Upgrade (22 September 2015)

Council endorsed the City's Community Sport and Recreation Facilities Fund grant application to the Department of Sport and Recreation for \$244,233 towards the upgrade of the Allen Park Pavilion.

- b) TS34.15 Rationalisation of City Land (15 December 2015)

Council consented to an application being made to the relevant authorities to give lot 150, D/P222332 (No. 11) Sayer Street, Swanbourne, to the Crown, subject to it becoming reserve land, vested in the City of Nedlands for the purpose of recreation and in exchange, taking part of the road reserve area west of the intersection of Adelma Road and Gallop Road, Dalkeith (Landgate Pin 11835234), as freehold residential property.

Council authorised the CEO to act for the City in relation to this land exchange including applicable acquisition, subdivision and disposal.

### Consultation

Required by legislation: Yes  No   
Required by City of Nedlands policy: Yes  No

Extensive consultation has been carried out with the three main users that use the pavilion currently and elected members.

The main request of the sporting users was to extend and upgrade the inadequate change-rooms and shower facilities. The current change-rooms are cramped and in poor condition, with cracked tiling and broken fittings. Additionally, there is currently no umpire's change-room, required by the relevant sporting code. Sporting users also requested rationalising storage and a modest upgrade to the main hall area, which doubles as a clubroom for sporting users as well as a hall for non-sport users such as the Allen Park Playgroup.

The main request from the Allen Park Playgroup is simply for a facility with fittings and fixtures that work. The playgroup has also requested a modest renovation of the main hall area, along with the introduction of minor fittings such as a notice board.

Consultation has been carried out with elected members as follows:

- 13th June 2014 – Draft plans circulated for comment;
- 27th June 2014 – Weekly CEO update;
- 11th July 2014 - Weekly CEO update;
- 18th July 2014 – Weekly CEO update;
- 3rd February 2015 – Presentation at Councillor briefing session, including plans and quantity surveyor costing report. Feedback, including the request for reverse cycle air conditioning, added into the design scope. Final plans confirmed and costings referred to Council for budget consideration (Council budget approved 30 June 2015);
- 7th July 2015 – Councillor briefing session;
- 1st September 2015 – Presentation at Councillor briefing session including final plans;
- 4<sup>th</sup> September 2015 – Weekly CEO update;
- 18<sup>th</sup> September 2015 – Weekly CEO update;
- 9<sup>th</sup> October 2015 – Weekly CEO update;
- 23<sup>rd</sup> October 2015 – Weekly CEO update;
- 30<sup>th</sup> October 2015 – Weekly CEO update;
- 6<sup>th</sup> November 2015 – Weekly CEO update;
- 22<sup>nd</sup> January 2016 – Weekly CEO update;
- 26<sup>th</sup> February 2016 – Weekly CEO update;
- 1<sup>st</sup> March 2016 - Presentation at Councillor briefing session including final detailed drawings issued for the tender; and
- 4<sup>th</sup> March 2016 – Weekly CEO update.

Requests made throughout the consultation have all been investigated, and incorporated into the design where possible.

## Legislation / Policy

- Local Government Act 1995, section 3.57
- Local Government (Functions and General) Regulations 1996
- City of Nedlands Policy – ‘Purchasing of Goods and Services’

## Budget/Financial Implications

Within current approved budget:                      Yes                       No   
Requires further budget consideration:                      Yes                       No

This facility was identified as a high priority for redevelopment during the creation of the City’s Strategic Community Plan and in Council’s adopted Corporate Business Plan. The preferred tenderers price is detailed in confidential Attachment 1.

It is proposed that the construction phase of the project be funded as follows:

		<b>15/16</b>	<b>16/17</b>
<b>Allen Park Lower Pavilion</b>	City of Nedlands	\$473,500	\$434,942
	DSR		\$190,000
	Swanbourne Cricket Club		\$20,000
	Swanbourne Tigers Football Club		\$70,000
<b>Totals</b>		\$473,500	\$714,942

<b>Total</b>	<b>\$1,188,442</b>
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This includes a 5% construction contingency.

The City currently has \$320,000 allocated in the 16/17 financial year in the North Street Reserve fund. This would need to be increased by \$114,942 to cover the construction costs for the City to secure and achieve full delivery of the project. This will bring the City of Nedlands contribution during 15/16 and 16/17 to a total of \$908,443.

The North Street Reserve fund has an opening balance of \$1,150,700 in the current financial year, sufficient to fully cover the costs of the redevelopment.

### **Reserve Fund Replenishment**

There is an opportunity to replace some of the funds earmarked for this project in the North Street Reserve account through the sale of land. An application has been made to the Department of Lands following a Council Resolution at the Ordinary Meeting of Council on 15 December 2015 (Item TS34.15) proposing a land swap of freehold land at 11 Sayer Street, Swanbourne, and a section of under utilised road reserve in Dalkeith at the Adelma Road and Gallop Road intersection. This proposal has the potential to provide a market value residential lot to the City of Nedlands, and in doing so, return an economic benefit to rate payers under an arrangement that has a positive environmental impact with the extension of green corridor.

The sale of land under this arrangement would provide the opportunity to generate replenishment funds for the North Street Reserve for future projects and this is recommended. Alternatively Council may consider placing the funds into the broader Facilities and Infrastructure Reserve Fund.

### **Whole of Life Costs**

The City has begun a process of assessing whole of life costs and setting aside reserve funds to cater for the future capital replacement costs. The recent Adam Armstrong Pavilion project has been used as a template for the Allen Park Pavilion project. The construction costs at approximately \$1.2m plus the value of the remaining existing building is \$2m. The value established for capital replacement is 1.4% of total current asset value, and as such it is proposed that \$28,000 per annum be set aside in the Facilities and Infrastructure Reserve Fund over the life of the asset. It is proposed that this amount be sourced from club license fees and from the City, divided as follows:

	<b>Per Annum</b>
City of Nedlands	\$23,400
Swanbourne Cricket Club	\$2,300
Swanbourne Tigers Football Club	\$2,300
<b>Total</b>	<b>\$28,000</b>

Previous rental arrangements for upgrades and maintenance haven't worked. The City is working with the clubs towards arrangements that sets aside funds to ensure facility is well maintained in the future. Estimates of the proposed license fees have been determined, and will be directed to the new reserve fund to provide a source of funds into the future to maintain the facility. Utilities will also be on-charged to the clubs during their seasons of use, to cover for water, electricity, waste and gas charges.

The new base license fees being negotiated with the Swanbourne Cricket Club are approximately double what they were previously, whilst the Swanbourne Tigers Junior Football Club are willing to enter into a formalised license agreement in place of the previous casual hire booking arrangement in place. This reflects the clubs commitment to contributing to the maintenance and management of improved facilities for the future.

## **Risk Management**

Key risk areas, including financial and regulatory risks, have been addressed through the control measures applied through the tender documentation and evaluation process. Reference checks have been completed on the recommended contractor.

A financial assessment of the preferred tenderer was carried out by D&B with a resultant 'low financial risk' being determined. This assessment is provided in confidential Attachment 2.

## **Discussion**

### **Facility Purpose and Description**

The proposed redevelopment of the facility depends upon funding from the City, Department of Sport and Recreation plus financial input from the current club users. The Swanbourne Cricket and Swanbourne Tigers Junior Football clubs have committed a combined \$90,000 in cash towards the project, with the Department of Sport and Recreation confirming a \$190,000 contribution. These contributions are presented in Attachment 3.

Both clubs have committed to the investment with full knowledge that other community groups will be able to use the facility for sports, exercise, functions and parties. It is envisioned that the huge improvements proposed for the facility will attract new users in the future and provide for a wider range of uses and activities going forward.

The priority for the existing club users is to provide facilities of an appropriate standard for current members. The current facilities are sub-standard and the clubs expect that new facilities will help build a greater profile to attract new members who currently look

for other clubs with better facilities. Additionally the City anticipates that the proposed improvements to the facilities will generate interest from the wider community looking to commence using the facilities for an array of activities, benefiting a host of new potential users as well as the current users.

A good proportion of the existing building is to be demolished and rebuilt. The proposed redevelopment includes larger and improved change rooms with showers and umpire facilities, ambulant facilities, a fresh new clean look throughout, a completely new kitchen combined with a serving kiosk, large refurbished hall, new roof, multiple secure equipment storage areas, reverse cycle air conditioning, a much larger and improved covered outdoor viewing area out across the lower oval, and more. Key aspects such as the spacious air conditioned renovated hall, fully equipped new kitchen and rebuilt change room facilities will create flexibility and make the facility multi-functional for a variety of different activities, events and sports.

The new designs for the facility take into consideration aspects that will make the redeveloped facility attractive and comfortable for users. These considerations include lighting, heat, shade and shelter, as well as overall look and feel. The outdoor area will include a new patio, fencing and steps onto the oval as well as a new higher and extended verandah to create an improved viewing area for sports. A servery window will connect the new kitchen, combined with a kiosk, to the outdoor patio area and the hall for users to easily enjoy food and refreshments during their activities. New windows, doors, plumbing, anti-graffiti paint, bin enclosure, roof and new security access fixtures will add to the fresh look of the building from the outside.

The two newly built spacious change rooms will be accompanied by additional umpire facilities and an ambulant change room facility. Each of these four areas will include toilets, showers and plenty of benched areas for changing. Separate toilet facilities will provide for public use throughout the daytime.

The final designs are provided in Attachment 4, and the demolition plan representing the existing floor layout is provided in Attachment 5 for comparison. It is anticipated that the redevelopment will provide significantly improved facilities to the area with a substantial positive impact on the amenity for the whole community.

### Tender Assessment

These final designs form part of the tender that was released for submission on 11 January 2016. The tender submissions received were independently evaluated by three City Officers in accordance with the qualitative criteria specified in the tender documentation, as set out in the below table extract from RFT 2015/16.07.

Qualitative Selection Criteria	Weighting
<p><b>Key Personnel, Skills and Experience</b></p> <p>Tenderer's must, as a minimum, address the following information in an attachment and label it "<b>Key Personnel</b>":</p> <p>a) Nominate key personnel to be involved in this contract; and</p>	<p><b>10%</b></p>

<p>b) Provide relevant industry experience, current qualifications and registrations of the key personnel.</p>	
<p><b>Relevant Experience</b></p> <p>Tenderer's must, as a minimum, address the following information in an attachment and label it "<b>Relevant Experience</b>":</p> <p>a) Provide details of similar work; and  b) Demonstrate competency and proven track record of achieving outcomes.</p>	<p><b>10%</b></p>
<p><b>Demonstrated Understanding</b></p> <p>Tenderer's must, as a minimum, address the following information in an attachment and label it "<b>Demonstrated Understanding</b>":</p> <p>a) A project schedule/timeline (where applicable);  b) The process for the delivery of the goods/services; and  c) Supply details and provide an outline of your proposed methodology.</p>	<p><b>10%</b></p>
<p><b>Tenderer's Resources (Equipment and Personnel)</b></p> <p>Tenderer's must, as a minimum, address the following information in an attachment and label it "<b>Tenderer's Resources</b>":</p> <p>a) Plant, equipment and materials; and  b) Any contingency measures or back up of resources including personnel (where applicable).</p>	<p><b>10%</b></p>
<p><b>Performance</b></p> <p>A Tenderer must as a minimum, address the following information in an attachment and label it "<b>Performance</b>"</p> <p>a) The ability to supply and sustain the necessary technical resources, staff and equipment;  b) Demonstrate ability to provide high quality and standard of work; and  c) Demonstrated ability to meet specifications of this request.</p>	<p><b>10%</b></p>

<p><b>Risk Assessment</b></p> <p>A Tenderer must as a minimum, address the following information in an attachment and label it “<b>Risk Assessments</b>”</p> <ul style="list-style-type: none"> <li>a) An outline of your organisational structure inclusive of any branches and number of personnel;</li> <li>b) If companies are involved, attach their current ASIC company extracts search including latest annual return;</li> <li>c) Provide the organisations directors/company owners and any other positions held with other organisations;</li> <li>d) Provide a summary of the number of years your organisation has been in business;</li> <li>e) Attach details of your referees. You should give examples of work provided for your referees where possible;</li> <li>f) Are you acting as an agent for another party? If Yes, attach details (including name and address) of your principal;</li> <li>g) Are you acting as a trustee of a trust? If Yes, give the name of the trust and include a copy of the trust deed (and any related documents), and if there is no trust deed, provide the names and addresses of beneficiaries;</li> <li>h) Do you intend to subcontract any of the Requirements?;</li> <li>i) If Yes provide details of the subcontractor(s) including; the name, address and the number of people employed; and the Requirements that will be subcontracted;</li> <li>j) Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract?;</li> <li>k) If Yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with;</li> <li>l) Are you presently able to pay all your debts in full as and when they fall due?;</li> <li>m) Are you currently engaged in litigation as a result of which you may be liable for \$50,000 or more?;</li> <li>n) If Yes please provide details;</li> <li>o) In order to demonstrate your financial ability to undertake this contract, include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities,</li> </ul>	<p><b>20%</b></p>
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<p>together with a list of financial referees from your bank and/or accountant; and</p> <p>p) The insurance requirements for this Request are stipulated in the Preliminaries. Tenderers are to supply evidence of their insurance coverage including, insurer, expiry date, value and type of insurance. If Tenderer hold “umbrella Insurance” please ensure a breakdown of the required insurances are provided. A copy of the Certificate of Currency is to be provided to the Principal within ten days of acceptance.</p>	
<p><b>Price</b></p> <p>A Tenderer must as a minimum, address the following information in an attachment and label “<b>Price</b>”:</p> <p>The tendered price(s) will be considered along with related factors affecting total cost to the Principal. Early settlement discounts, lifetime costs, the major components to be utilised, the Principal’s contract management costs may also be considered in assessing the best value for money outcome.</p>	<p><b>30%</b></p>

The priced items were compiled into a spreadsheet for analysis of value comparison. A price criteria score was allocated based on the best value being scored at 100% and other values scored proportionally against this price.

The pricing was weighted at 30% of the assessment with the remaining % being allocated to the qualitative section criteria.

### **Evaluation**

Following the separate evaluation by each of the selection panel members the results were compiled and averaged. The selection panel then convened and considered the results of the combined assessment and the City’s budget to determine the best overall value to the City. Details of the tender assessment are provided in confidential Attachment 6.

### **Conclusion**

After an assessment of the submitted tenders it is proposed that the tender submission received from McCorkell Constructions Pty Ltd be accepted having provided the best overall value to the City of Nedlands. This submission scored 88% overall, and scored well above average in all but one area of the qualitative criteria. McCorkell constructions also completed the construction of the Adam Armstrong Pavilion at the David Cruickshank Reserve on 23 October 2015 after being awarded the contract at the Ordinary Meeting of Council on 16 December 2014, and through doing so demonstrated their ability to meet the standards and levels expected by the City.

It is recommended that Council approve the funding required for the redevelopment of the Allen Park Pavilion facilities located at the Allen Park Lower Oval in the 2016/17 annual budget from the North Street Reserve account. Proceeding with the



development of the facility will help achieve community driven objectives as outlined in the Nedlands Strategic Community Plan. This will also reinforce Council's position that supporting and developing sport and recreation infrastructure is critical for creating safe and healthy communities.

## **Attachments**

1. Confidential Lump Sum (not to be published);
2. Confidential Financial Report on Preferred Tenderer (not to be published);
3. Funding Contributions towards the Allen Park Pavilion;
4. Allen Park Pavilion Proposed Floor Plan;
5. Allen Park Pavilion Demolition Plan; and
6. Confidential Tender Assessment (not to be published).



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**Minister for Water; Sport and Recreation; Forestry**

Our ref: 52-06318

Ms Amanda Cronin  
Senior Community Development Officer  
City of Nedlands  
PO Box 9  
NEDLANDS WA 6909

Dear Ms Cronin

**COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF)  
GRANT REFERENCE: METRO C12484 / 2015/921**

Thank you for your application for funding support through CSRFF to assist with the upgrade of the lower pavilion at Allen Park.

It is my pleasure to advise you that your application for funding from the CSRFF has been successful and I have approved a grant of up to \$190,000 to assist with this project to be claimed in the 2016/17 financial year.

The City of Nedlands is to be commended for its commitment to the provision of quality community leisure facilities.

The Department of Sport and Recreation will forward to you details regarding conditions and procedures for acceptance of this grant in the near future.

The State Government is pleased to contribute to the development of much needed facilities in your community. I wish you well for the completion of this project.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mia Davies'.

Hon Mia Davies MLA  
**MINISTER FOR SPORT AND RECREATION**

29 FEB 2016

## **Pollyanne Fisher**

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**Subject:** Confirmation of funding - Swanbourne Tigers Junior Football Club

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**From:** Andrew Parker  
**Sent:** Wednesday, 17 February 2016 1:06 PM  
**To:** Amanda Cronin  
**Cc:** Phil Warren  
**Subject:** Proposed Allen Park Redevelopment

Amanda,

Thank you for taking the time to meet with Phil Warren and I today.

I am please to confirm the financial contribution of the Swanbourne Tigers Junior Football Club to the above mentioned redevelopment at \$70,000. I confirm you will be looking for us to make this contribution towards the end of the project (approximately end December). This contribution was resolved to be made at a prior STJFC Committee Meeting.

This contribution takes into account that going forward we will be paying a higher facilities usage charge as per the estimate provided to me.

I am appreciative of the efforts of all involved down at the City of Nedlands in getting it to this point but in particular that of yourself and your CEO, Greg Trevaskis.

Regards

Andrew Parker  
President  
Mob: 0403 000 500



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## **Pollyanne Fisher**

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**Subject:** Allen Park Upgrade Funding

-----Original Message-----

From: John Ramage

Sent: Tuesday, 23 February 2016 9:43 PM

To: Greg Trevaskis

Cc: committee@swanbournecricketclub.com; Amanda Cronin <acronin@nedlands.wa.gov.au>; Leo McManus <leomcman@bigpond.net.au>

Subject: Money for upgrade

Hi Greg,

First off I want to thank the Nedlands Council and Yourself for the continued support to the Swanbourne Cricket Club which does include this amazing proposed upgrade to the Pavilion at Allen Park Lower.

As a small community Cricket Club 20,000 dollar contribution is a massive number for us however we do understand that we must buy into this project, not only for the Cricket Clubs sake but for the community as a whole.

Your proposal of 10,000 by the end of December 2016 then 2,000 dollars a year for 5 years we will agree to.

We also agree in principle to a new 6 monthly lease agreement that the council has also proposed for the new facility.

Please feel free in contacting me if required and once again your efforts are greatly appreciated.

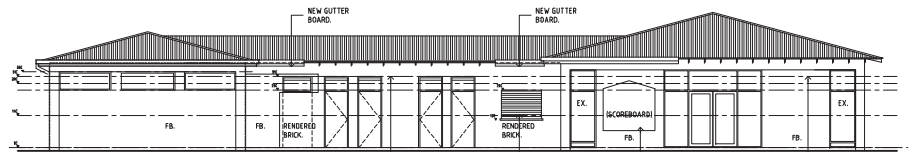
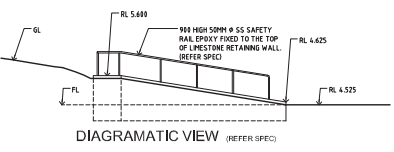
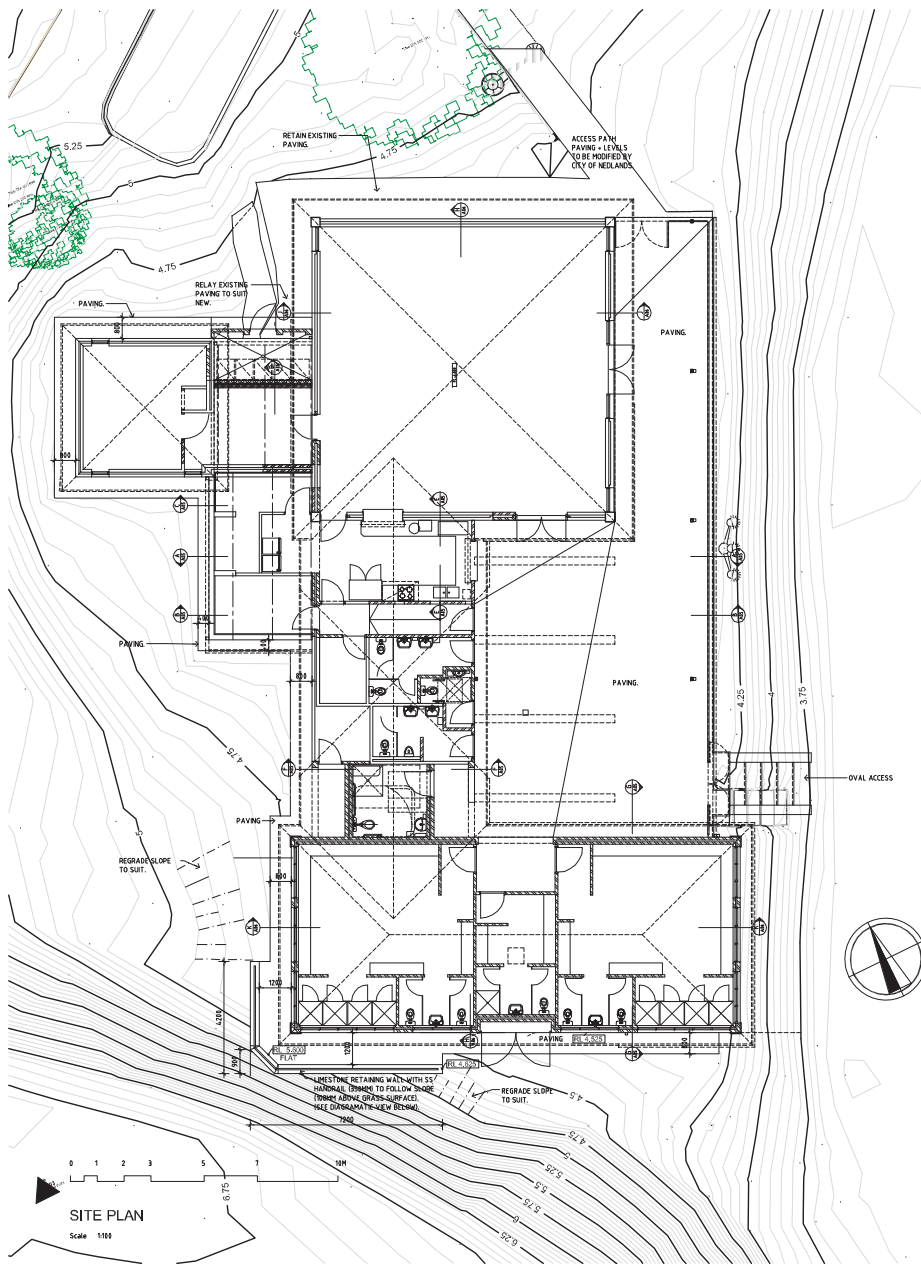
Kind regards

John Ramage

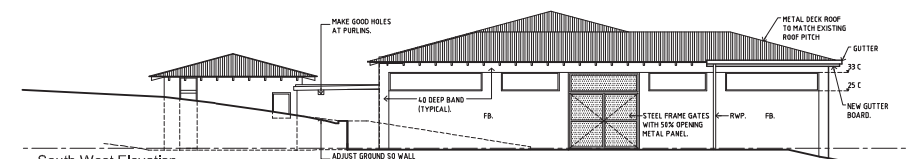
President Swanbourne Cricket Club

23/02/2016

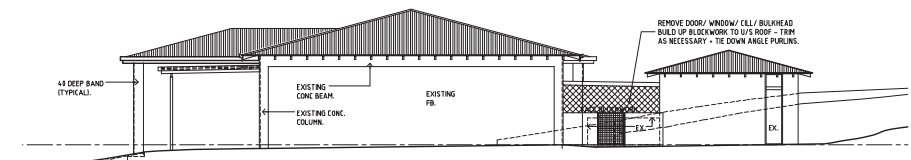
Sent from my iPad



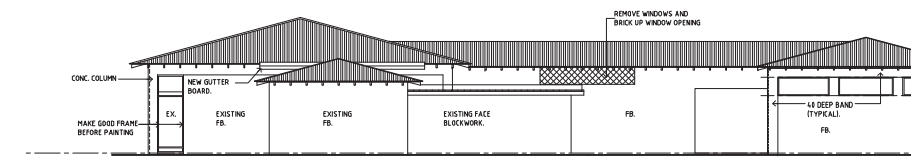
South East Elevation 1 (VERBAAND OMITTED FOR CLARITY)  
Scale: 1:100



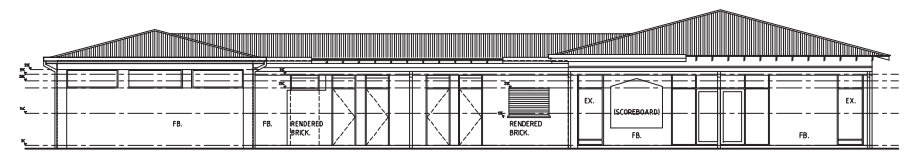
South West Elevation  
Scale: 1:100



North East Elevation  
Scale: 1:100



North West Elevation  
Scale: 1:100



South East Elevation 2 (SHOWING VERBAAND)  
Scale: 1:100

**GENERAL NOTES:**

- WHERE NEW GUTTER/ BOARD DO NOT CORRESPOND WITH A RAFTER END, PROVIDE ADDITIONAL RAFTER FINNER TO PICK UP END OF GUTTER BOARD.
- INDIVIDUAL RAFTER ENDS NOT SHOWN FOR CLARITY - REFER TO DETAILS FOR ROOF EDGE DETAILS.

REV#	DATE	COMMENTS	BY	CHK
1	08/11/2016	NEW TENDER ISSUE	DK	MC
0	23/02/2015	TENDER ISSUE	DK	MC

Building contractors are required to comply with all aspects of the operative Building Code of Australia (BCA), National Construction Code (NCC), Premises Standards, AS/NZS 2203 and other relevant Australian Standards incorporated within the BCA and NCC. Any discrepancy between the contract design drawings and any aspects of the above codes and standards should be brought promptly to the attention of the architect for determination before proceeding with the affected works.

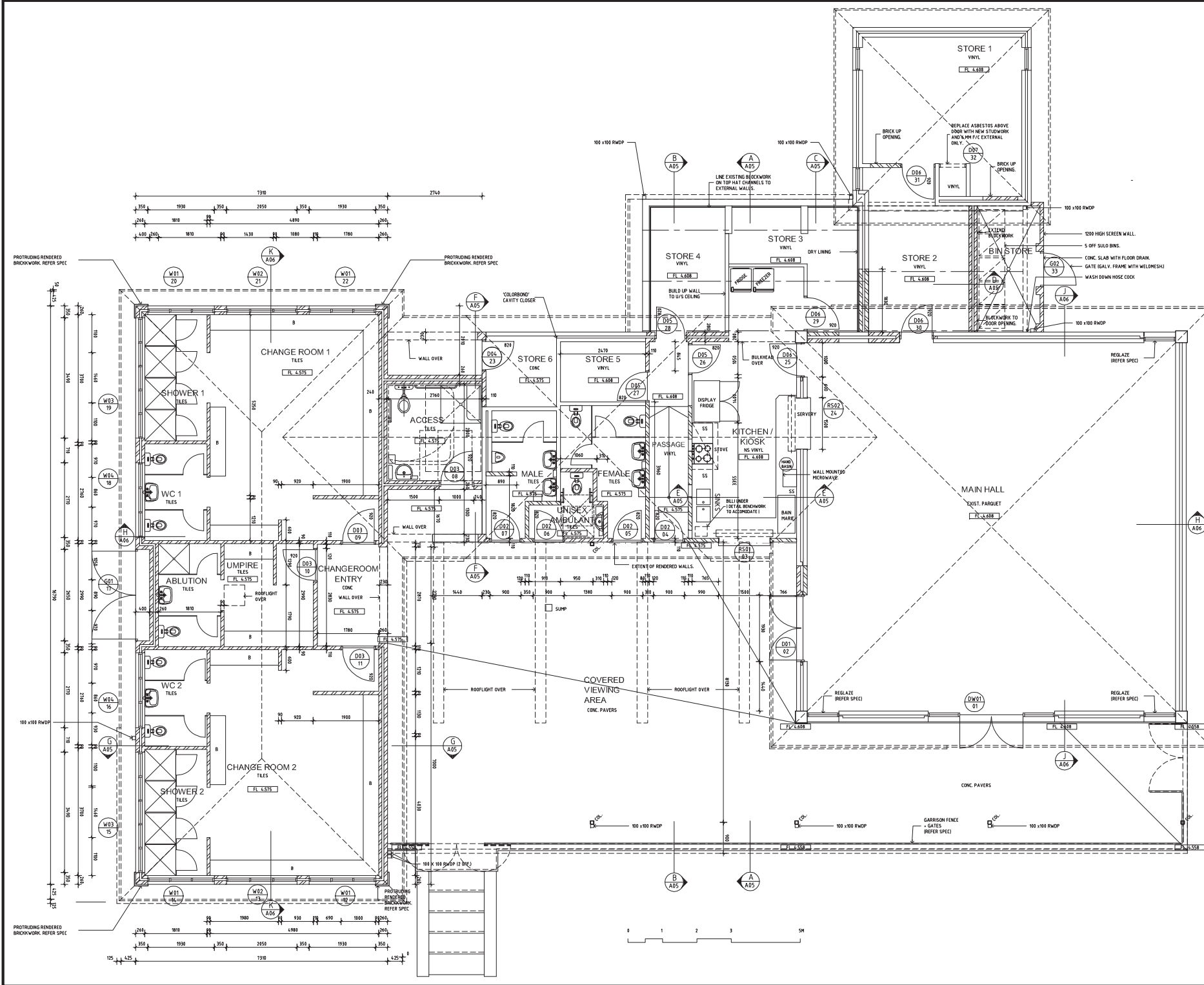


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**ALLEN PARK PAVILION  
NEDLANDS CITY COUNCIL  
SITE PLAN**

DESIGNED	CHECKED	PRINCIPAL
MC	MC	
DRAWN	APPROVED	DATE
DK	MC	
SCALE	DATE	SCALE
1:100	15.05.16	1:100
DRAWING No.	REV.	
1064000	A02	1

16/10/2016 11:52 AM - 16/10/2016 11:52 AM



**NOTE:**  
 1. FIGURED DIMENSIONS ARE TO BRICKWORK, DO NOT INCLUDE FOR WALL FINISHES LATER APPLIED - BRICK WALL AND TILES.  
 2. RENDER AS APPLICABLE. REFER FINISHES FOR WALL FINISHES!

1	08/01/2016	NEW TENDER ISSUE	DK	MC
2	23/02/2015	TENDER ISSUE	DK	MC
REV	DATE	COMMENTS	BY	CHECK

**HOLTEN CONNOR**  
 ARCHITECT

54 MIDLAND STREET, WEST PERTH  
 WEST PERTH WA 6150  
 TEL: (08) 9442 2284 FAX: (08) 9442 3328  
 E: H.C@HCONNOR.COM.AU

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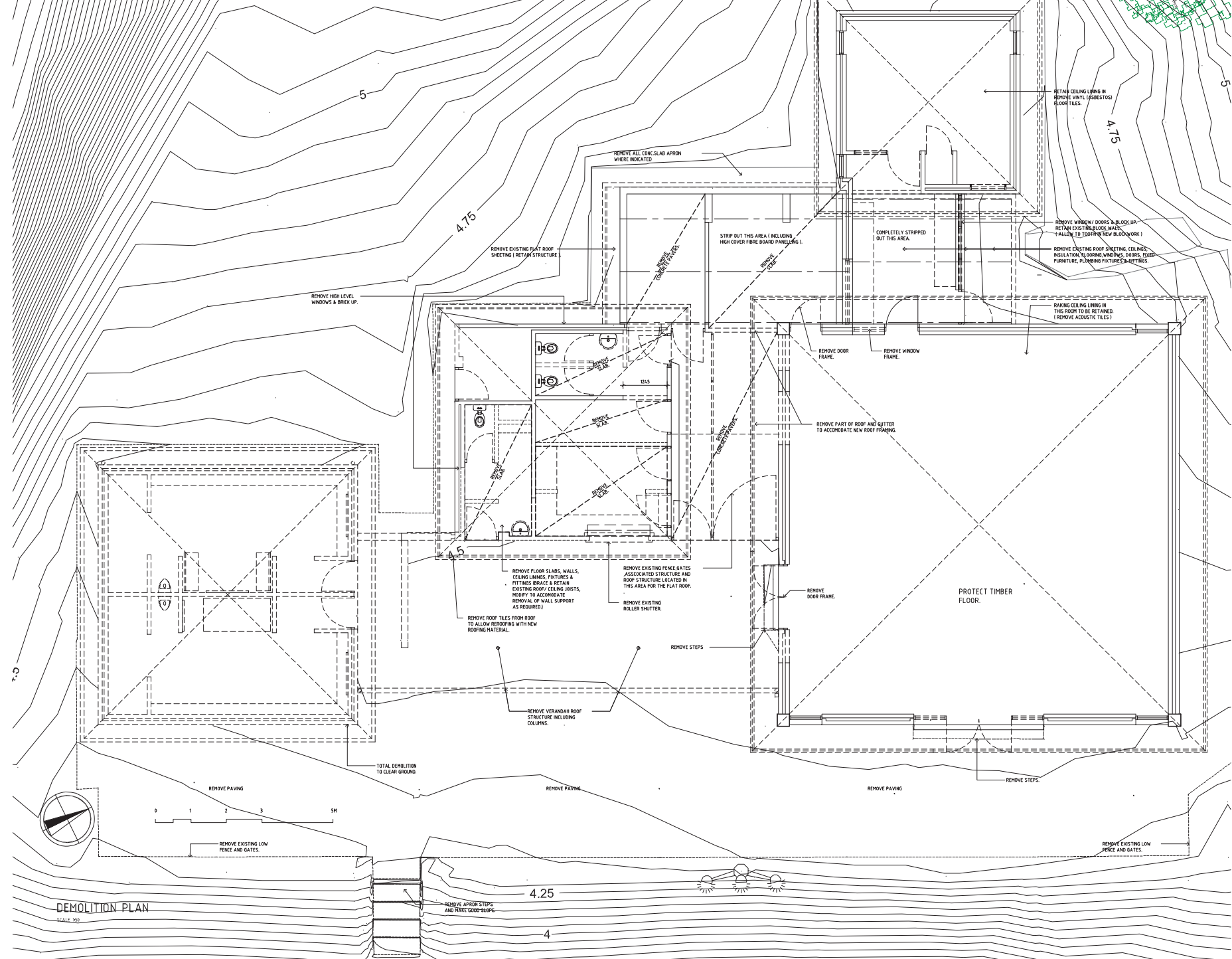
**ALLEN PARK PAVILION**  
 NEDLANDS CITY COUNCIL  
 PROPOSED FLOOR PLAN

DESIGNED	MC	CHECKED	MC	PRINCIPAL	
DRAWN	DK	APPROVED	MC	DATE	
SCALE	1:50	DATE	24.09.15	DRAWING No.	
JOB No.	110260	FILE No.	NED039PL	A03	1

HOLTEN CONNOR PTY LTD. 1000 100 000 000



# TS06.16 Attachment 5 - Allen Park Pavilion Demolition Plan



DEMOLITION PLAN  
SCALE 1:50

- GENERAL NOTES:**
1. REMOVE ALL CLAY ROOF TILES FROM RETAINED ROOF TO ALLOW ROOFTOP WITH NEW ROOFING MATERIAL.
  2. REMOVE ALL EAVES & CEILING LINING FROM RETAINED ROOF UNLESS OTHERWISE NOTED.
  3. DETERMINE EXTENT OF CONG APRON FOR REMOVAL - REFER ADD SITE PLAN FOR EXTENT OF APRON TO BE RETAINED.

REV#	DATE	COMMENTS	BY	CHK
1	08/31/2016	NEW TENDER ISSUE	DK	MC
2	23/02/2015	TENDER ISSUE	DK	MC

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**HOLTEN CONNOR**  
ARCHITECT  
14 MIDLAND STREET, WEST PERTH  
WESTERN AUSTRALIA 6150  
TEL: 08 9322 2304 FAX: 08 9322 3326  
HOLCON@HOLCONARCHITECTURE.COM.AU

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ALLEN PARK PAVILION  
NEDLANDS CITY COUNCIL  
DEMOLITION PLAN

DESIGNED	CHECKED	PRINCIPAL
MC	MC	
DK	MC	

SCALE	DATE	DRAWING NO.	REV.
1:50	24.09.15		

JOB NO.	FILE NO.	ISSUED	REV.
	NED030PL	A01	1

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