Confidential Item

CAMPBELLTOWN CITY COUNCIL

Confidential Item

For Council meeting to be held on

Tuesday 7 November 2023 at 7.00 pm

Refer Item 11.9

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Confidential Item

11.9 Playford Road Tennis Courts Redevelopment Tender Outcomes

Landscape Architect, Morris Wang and Manager Infrastructure Services, Wade Della Torre's Report

Purpose of Report

To consider the Playford Road Tennis Courts Redevelopment tender outcomes and additional funding required.

Strategic Plan Link

Focus Area 2.2.2 Improve the quality of public green space (eg parks, reserves, trees, streetscape and landscaping)

Focus Area 3.4.3 Manage our Community land, streetscapes and open space to enhance liveability

Previous Council/Committee Resolution

At its meeting on 5 April 2022, Council resolved:

'That Council:

1. receive the 'Upgrades to Playford Road Reserves consultation' Community Engagement Outcomes Report

2. adopt the Playford Road Reserve site as the location for collocating the Community Landcare Nursery and Newton Community Garden

3. adopt the Playford Road Tennis Courts site concept design in principle, subject to the Reconciliation Advisory Committee confirmation of the Kaurna elements of the design

4. refer the naming proposals for the Playford Road Tennis Courts site to the Reconciliation Advisory Committee to consider a name for Council's consideration

5. request that Staff work with the Community Landcare Nursery and Newton Community Garden groups to establish the Nursery and Community Garden on the Playford Road Reserve site

6. reaffirm allocating $487,720 (LCRIF Phase 3) to fund:

   - the New-Initiative component of $283,700
   - a portion of the Capital-New component of $204,020

7. allocate $706,050 as Capital-Renewal & Replacement at the time of formulating the draft 2022/2023 Annual Business Plan and Budget

8. consider allocating $656,200 as Capital-New at the time of formulating the draft 2022/2023 Annual Business Plan and Budget.

9. the existing playground facilities at Playford Road Reserve are not demolished until the development on the Playford Road Tennis Courts site is completed.

At its meeting on 16 November 2021, Council resolved:

'That Council:

1. receive the Playford Road Newton Tennis Courts Masterplan Stage 1 Community engagement outcomes

2. endorse the Playford Road Reserve site as its preferred location for the Community Landcare Nursery and the Newton Community Garden, subject to Community engagement

3. endorse Playford Road Newton Tennis Courts Concept Plan 5 for the purposes of Stage 2 Community engagement, including an investigation of Community ideas for a new name for the Playford Road Newton Tennis Courts site.'

At its meeting on 16 March 2021, Council resolved:

'That Council supports the establishment of a Newton Community Garden as part of the Playford Road Tennis Courts Reserve Master Plan and consider allocating $17,000 at the time of formulating the draft 2021/2022 Annual Business Plan and Budget'.

and

'That Council:

- support the inclusion of a Community Nursery as one of the major features to be considered when developing the Master Plan for Playford Road Tennis Courts Reserve for the purpose of public consultation

- support the Community Nursery being established at Padulesi Park subject to favourable Community feedback.'

At its meeting on 21 July 2020, Council resolved:

'That Staff consult with the Community to determine how they would like to see the entire site of the Playford Road Tennis Courts redeveloped into a recreational space for the local Community.'

At its meeting on 3 March 2020, Council resolved:

'That Staff prepare initial concept designs along with the associated costings to include:

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- the upgrade of the tennis courts
- an option of also creating a multi-use play area space (such as for netball, basketball, volleyball and/or futsal)
- subtle improvements to the general landscaping and club room (if needed)
- additional seating
- and a report be brought back to Council for consideration prior to being submitted for community consultation.'

Background

Playford Road Reserve is Community Land, classified as a Category 1 - Sporting Facilities, Ovals and Active Recreational Reserve. It is situated in a residential area, bounded by housing on 3 sides and Playford Road to its south. Situated close to the main reserve is a smaller reserve with a local playground, refer to both areas highlighted in Figure 1 below.



Figure 1 - Site Locality Map

The Reserve contains 6 tennis courts previously leased by RTC (Rostrevor Tennis Club), that were nearing the end of their useful life. RTC were consulted in the development of the project and had no ongoing need for the courts.

The clubroom and other infrastructure at the site are in reasonable condition however would not be compliant for Disability Discrimination Act purposes, refer to Figures 2-4 below for images of the existing site.

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Figure 2 - Existing building on main Reserve



Figure 3 - Tennis Courts

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Figure 4 – View of Reserve from Playford Road

Consultation for the project was undertaken through a two-stage process where Stage 1 included open community engagement and the utilisation of focus groups to develop ideas. From this process five concepts were developed with Concept 5 being adopted by Council at its meeting on 16 November 2021 for the purposes of a second stage broad consultation, refer to Figure 5 below. Two key elements of the concept that were endorsed in Concept 5 were the Community Garden and Nursery being located in the neighbouring Playford Reserve (existing playground) and the removal of the existing infrastructure as part of the upgrade.

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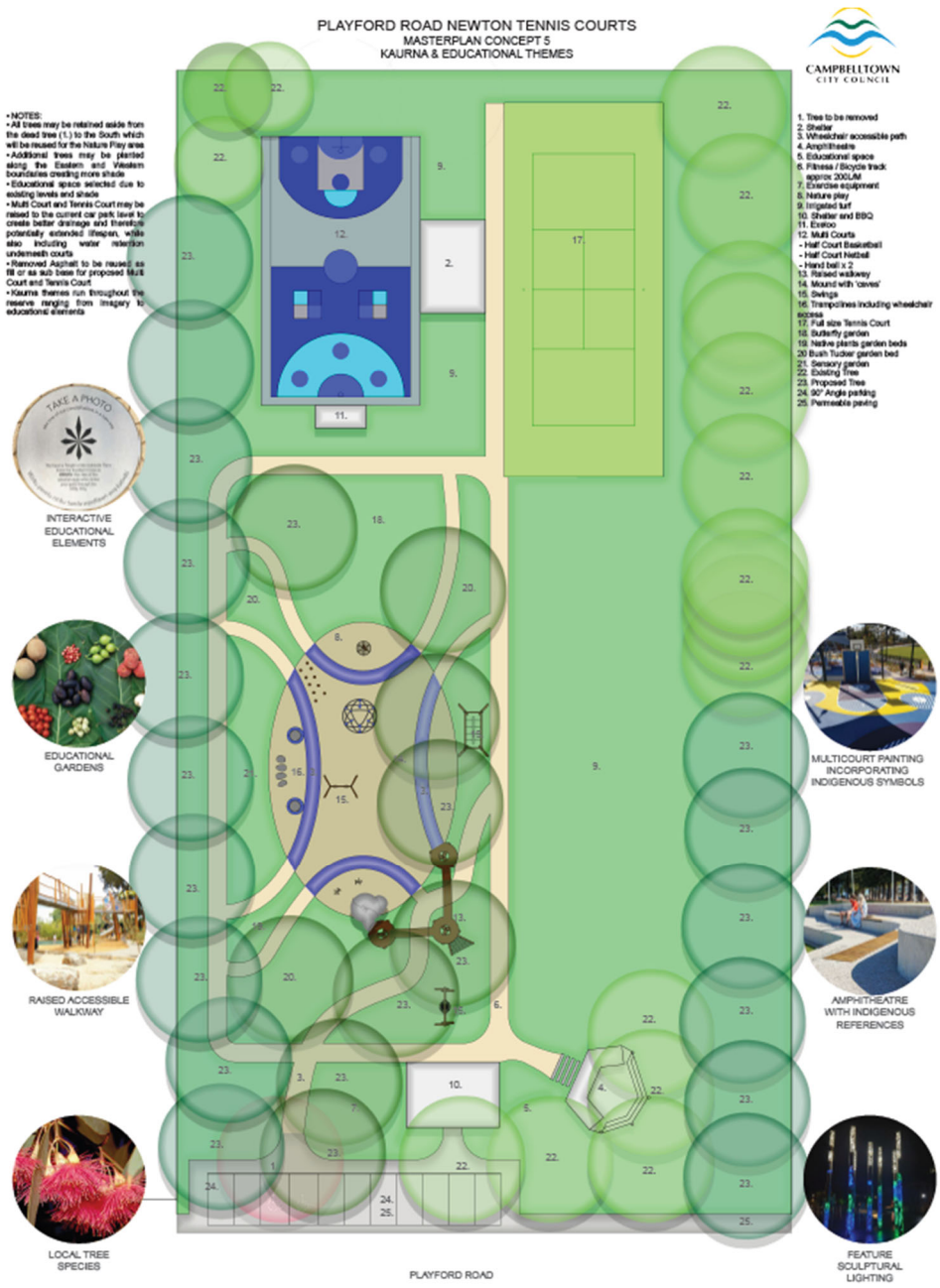


Figure 5 – Concept 5 endorsed for Stage 2 Consultation

The Stage 2 broad Community consultation targeted 2,000 people as well as a focus on neighbouring properties. Additionally, Councils Section 41 Committees, the Newton Community Garden and the Community Landcare Nursery groups were also consulted on the proposal. At its meeting 5 April 2022 Council adopted the concept in principle, subject to the RAC (Reconciliation Advisory Committee's) acceptance of the Kaurna elements proposed, which was addressed at the RAC meeting 14 June 2022. The key changes through Stage 2 consultation were:

- The toilet to be relocated to front of reserve
- Multi court / tennis court moved and altered (existing hard stand area)
- Pathways widened to accommodate larger wheelchairs.

Please refer to the final Concept Plan, Attachment A.

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Other key elements within the design are:

- Increased plantings by approximately 90 while retaining the existing eastern side tree canopy
- Educational Gardens including Bush Tucker Gardens, a Butterfly Garden and a Sensory Garden
- Appropriate path lighting, path width and material suitable for DDA access
- Car Parking along Playford Road (11 designated car park spaces including 2 spaces for DDA).

The project utilises both the Phase 3 and 4 Local Roads Community Infrastructure funding (LRCIF), endorsed by Council at its meetings on 18 January 2022 and 7 March 2023 respectively.

Discussion

The Playford Reserve project was discussed at a recent CEO Briefing. Initially the project was scoped over two stages, however given the additional LRCIF funding and the financial advantages of undertaking a project of this nature in one stage, the project was tendered as one complete project.

Given current market conditions, the initial tender prices received were well above the allocated budget of $1.81 million, including a contingency there is a shortfall of approximately $900,000.

Within the tender process Staff worked with the preferred contractors to detail possible saving options.

The initial stage of this process involved the preferred contractors detailing possible project value adds and savings without removing or significantly changing the scope. Options detailed by the contractor that Staff considered reasonable and in keeping with the design intent totalled a possible project savings of $150,000 and were around alternative suitable material changes.

The final stage of the procurement process was to request the contractors to provide costings for scope reductions, listed below.

1. Removal of the amphitheatre

The proposed amphitheatre was designed to be a harmonious gathering space that has two tiers made of concrete and includes a built-in feature strip for lighting. Each tier has a step to make it easy for people to move around. Staff support the removal of the amphitheatre which brings a further $28,000 savings to the project and if endorsed Staff would replace this space with an irrigated lawn area, mounded to replicate a raised seating area. Refer to Figure 5 below for an example area together with an extract form the design for Playford Reserve.



Figure 5 – Example of proposed Amphitheatre and Extract from design

2. Court Lighting

Install the conduit and provisions for the court lighting (underground infrastructure) however do not install the physical light poles or luminaires (3 light poles). This option would enable Staff to trial the patronage of the courts and the need for lighting noting the proximity of surrounding residents, although tree plantings will screen this over time. The potential savings from this approach is approximately $95,000 and is supported by Staff given the sensitivity of new sports lighting in a built-up area with limited natural screening.

3. Provide alternate option to the Exeloo

An Exeloo toilet is a fully automated, self-cleaning single toilet, which delivers resilient, hygienic and safe public toilets. The modular whole of life building design (current asset life in the Asset Management Plans of 50 years) offers a relocatable approach eliminating demolition and rebuild costs in the event the space changes in need. The automated features provide a reduction in ongoing operational maintenance and service costs. The Exeloo toilet has been highlighted through the consultation and detailed within the Council report 5 April 2022. Council currently has these toilets situated at the Paradise Recreation Plaza (oldest of the 4 existing Exeloo toilets), the Campbelltown Shopping Centre (Denmead Avenue), The Gums Reserve and Gurners Reserve, refer to Figure 6 below for photos of the toilets within Gurners Reserve.



Figure 6 – Photo of Exeloo toilet in Gurners Reserve

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An alternative toilet block to the Exeloo has been provided by the preferred contractor as the dual unisex toilet in Figure 7 below. Savings of approximately $120,000 could be achieved with this option. This style of toilet has a 20 year warranty (supply and install). A self-locking mechanism can be retro fitted to the toilet doors to ensure usage is managed appropriately. Although the alternate toilet provides two toilets due to the functionality of the Exeloo toilet, the extensive life and the operational savings Staff recommend retaining the Exeloo toilet for this location.



Figure 7 – Example of the Dual Unisex toilet block

4. Provide alternate play equipment for the two main playground elements, Bridge Play Tower and Rope Climb Play.

The contractor was able to source industry equivalents to the proposed Bridge Play Tower and Rope Climb Play with a potential savings of approximately $110,000. Staff support the alternate play equipment as it is still in keeping with the design intention and consultation. Refer to Figure 8 to 9 below detailing images of the proposed substitute equipment through Adventure Plus.

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Figure 8 – Adventure Plus Bridge Play Tower



Figure 9 – Adventure Plus 3m Lunar Net

5. Removal of the 12-month maintenance period

Maintenance of the reserve includes replenishing mulch, the replacement of any plants and additionally general maintenance while the vegetation establishes. If this is removed this will need to be managed by Staff as operational costs. The potential savings from this approach is approximately $67,000, however given the importance of maintaining the key garden and other vegetation elements together with the extensive mulch within this project Staff recommend retaining this 12 month maintenance period within the project scope.

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6. Reduce the area of rubber softfall

With changes to some of the play equipment together with a reconfiguration of equipment the area of rubber softfall can be reduced by approximately 220m2 delivering a project savings of $44,000, a change Staff recommend.

7. Reduce size of shelters

Staff recommend reducing the size of the two shelters to a standard 6x4m shelter, which would realise a project savings of $63,000.

8. New shade structures

Staff recommend making an allowance of $100,000 for the design and installation of appropriate shade structures for the playground space, currently not provided within the current design.

In summary, Staff recommend the removal of the following elements from the original scope:

1. Stage 1 alternate products suggested by contractor $150,000
2. Removal of the amphitheatre and replacement with green space $28,000
3. Provisions for court lighting without the installation of the light fixtures $95,000
4. Alternate play equipment $110,000
5. Reduce the amount of rubber softfall $44,000
6. Reduce the size of the shelters $63,000
7. Additional allowance of ($100,000) for shade sails for the playground.

This brings an overall recommended project savings of $390,000 including the addition of shade within the playground, bringing the shortfall to $510,000.

Therefore, given the additional funding required for this project, the following project options recommended by Staff are:

Option 1 - Allocate an additional $510,000 to the existing project budget with the suggested changes to scope, including additional shade for the playground.

Option 2 - Allocate an additional $950,000 to the existing project budget retaining the original scope however recognising the value add suggested through the initial stage of the process, including additional shade for the playground.

The additional funding could be allocated as part of the next budget review or as part the draft 2024/2025 Annual Business Plan and Budget as a non-negotiable funding item. This would allow the contract to be awarded now, noting that Phase 4 LRCIF funding must be acquitted by 30 June 2025.

Other options for consideration are:

- Stage the project over two stages with Stage 1 being the playground space enabling the removal of the existing playground within the smaller reserve and new home to the Community Nursery and Garden. However, staging a project of this nature may have negative impacts for the potential future users during construction period as well as the increased risk of price escalations

- Significantly reduce the scope beyond the suggestions by Staff with the preferred contractor, negotiating a scope within the existing budget. Should Council consider this option Staff recommend that the Community is further consulted regarding these changes.

Social Implications

Enhancing the sites facilities and aesthetic will draw more residents and visitors to the site, encouraging stronger Community ties and engagement, whilst also lifting the profile of the area. Adding biodiversity to the site will help to create a healthier outlook for local residents, through a diverse range or flora and native fauna.

Previous Community engagement found there is a general desire for Playford Road Reserve to become a place of Community connection and learning, where all ages and abilities feel welcomed and where people can connect to nature.

Upgrades to Playford Reserve will provide safer spaces for the use and enjoyment by the broader Community.

Environmental / Climate Change Implications

There is an existing large Urban Heat Island on the site due to the large quantity of asphalt (carpark) and paving alongside the courts. The urban heat island is exacerbated by the shortage of shade close to these hard surfaces. The project addresses this by increasing the tree canopy and natural green areas while providing planted gardens supporting biodiversity.

Consistent with Council's declaration of a climate emergency, along with the focus on sustainability and biodiversity, this site provides a unique opportunity to deliver on this focus in line with the needs of the Community.

Asset Management Implications

The proposed plan will involve the creation of different types of assets with various useful life. Should this project proceed, all new assets will be captured and depreciated accordingly in line with the final contract project award.

Governance / Risk Management

There is a reputational risk for Council if substantive changes are made that detract from Community feedback. The proposed changes currently do not impact the design extensively, however care needs to be taken if further changes are proposed.

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Community Engagement

There has been an extensive history of Community engagement regarding the Playford Reserve project with a two-stage broad consultation process being undertaken between 2021 and 2022. In addition to this consultation, Staff worked with focus groups to develop initial ideas and further consulted with Council's Section 41 Committees and other Community Groups on the final concept design.

Regional Implications

Creating a unique reserve within the Newton area will encourage usage by residents within the broader Community, including local schools and Community groups.

Economic Development Implications

There are no economic development implications in relation to this report.

Financial Implications

The latest budget for this project has increased when compared to the previous report presented to Council due to cost escalation and some design changes. The current budget for this project is $1,813,230.

- LRCIF Phase 3 - $487,720
- LRCIF Phase 4 - $618,860
- Capital-Renewal and Replacement - $706,650 (Council Meeting 19 April 2022).

Should Council consider Option 1 Council would need to allocate an additional funding of $510,000 as Capital-New otherwise a further $950,000 is needed for Option 2. Alternatively, Council could re-scope the project to ensure it can be funded within the existing budget.

Recommendation

Refer to Council.

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PLAYFORD ROAD NEWTON TENNIS COURTS
MASTERPLAN DRAFT CONCEPT PLAN

CAMPBELLTOWN CITY COUNCIL

LEGEND

EXISTING TREE 22

EXISTING TREE 22

PROPOSED TREE 23

PROPOSED TREE 23

BEE SPRINGER

BOULDER STEPPERS

CLIMBING ORB

ELEVATED WALKWAY

LOG POLES

NEST SWING

SPINNER

SWINGS

TRAMPOLINE

LOG SWING

BUSH TUCKER GARDEN

BUTTERFLY GARDEN

SENSORY GARDEN

1. Tree to be removed
2. Shelter
3. Wheelchair accessible path - concrete
4. Amphitheatre
5. Educational space
6. Fitness / Bicycle track
   approx 200m - compacted rubble
7. Exercise equipment
8. Nature play
9. Irrigated turf
10. Shelter and BBQ
11. Exeloo Accessible Toilet (automatically locked at night)
12. Multi Courts
 - Half Court Basketball
 - Half Court Netball
 - Hand ball x 2
13. Raised walkway
14. Mound with ‘caves’
15. Swings
16. Trampolines including wheelchair access
17. Full size Tennis Court
18. Butterfly garden
19. Native plants garden beds
20 Bush Tucker garden bed
21. Sensory garden
22. Existing Tree
23. Proposed Tree
24. 90° Angle parking
25. Permeable paving - carpark in charocal, footpath in claret
26. Bike repair station
27. Bike parking
28. Concrete stairs and footpath

PLAYFORD ROAD

FOREST AVENUE



RAISED ACCESSIBLE WALKWAY



LOCAL TREE SPECIES



EDUCATIONAL GARDENS



INTERACTIVE EDUCATIONAL ELEMENTS



MULTICOURT PAINTING INCORPORATING INDIGENOUS SYMBOLS



AMPHITHEATRE WITH INDIGENOUS REFERENCES



FEATURE SCULPTURAL LIGHTING

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CAMPBELLTOWN
CITY COUNCIL

Tender Evaluation Report

Playford Road Reserve Upgrade

Cost centre: H11, 3947, 3970

Date: 18/10/23

Prepared by: Andrew King

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1. Background

The Campbelltown City Council invited tenders from companies for the provision of the construction works for the upgrade of the Playford Reserve.

2. Procurement Process

2.1. Open Tender Process

The Tender was released on the SA Tenders & Contract website.
(www.tenders.sa.gov.au).

Tenders Opened: 24/1/23
Tenders Closed: 27/02/23 - 2:00pm

2.2. Document Issued

The document issued is the standard CCC RFT package, (ECM 6676575)

2.3. Tender Enquiries

Multiple tender enquiry was received during the procurement process and this was replied to all parties that downloaded the documents from Tenders SA website.

2.4. Tender Briefing & Site Visit

No tender briefing or site visits were conducted.

3. Receipt of Tender & Evaluation

3.1. Receipt of Tenders

Tender submissions were received from the following companies:

- Beltrame Civil
- Consolidated Landscape Services withdrew their tender for the second stage
- Dirtwork Landscapes
- LCS Landscapes
- Space Landscape Construction

Plot Works - We received a non-conforming Tender Submission from Plot Works, which included no Return Schedules or Pricing and only a few attachments, thusly it was not evaluated.

No late tenders were received.

Tenders were opened shortly after the Closing Time by three Council staff that signed and documented the receipt of each tender. (ECM 6690883)

3.2. Evaluation Panel

The evaluation Panel consisted of:

- Manager Infrastructure Services
- Landscape Architect

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- Coordinator Green Asset Maintenance
- Risk Management Coordinator - Management (WHS System & Insurances only)
- Manager Finance (or nominee) - Management (Financial & Economic Stability only)

Each Member of the Evaluation Panel completed the Tender Declaration Form and declared "No Conflict of Interest" and agreed to keep confidential the contents of each tender. (ECM 6694287)

3.3. Evaluation Criteria

The evaluation criteria are as follow:

#	Assessment Criteria	Weighting
1	**Relevant Experience** (Previous work of this type etc.)	10.00%
2	**Track Record** (General reputation for work competence, capacity etc.)	10.00%
3	**Technical Skills** (People, systems, specific abilities etc.)	10.00%
4	**Methodology** (The project process, scope of work, value add, Assumptions / Exclusions etc.)	10.00%
5	**Management** (Organisation, Environmental, Quality System)	7.50%
6	**Time Performance** (Meeting timeframes)	10.00%
7	**Management** (Insurances & WHS System)	5.00%
8	**Management** (Financial & Economic Stability)	5.00%
9	**Local** (Products, Goods/Works/Services & Contractors)	5.00%
10	**Price**	27.50%
	TOTAL	**100.00%**

3.4. Evaluation Selection

The evaluation was individually carried out by each evaluation panel member and then averaged out on (9/3/23) and the full evaluation matrix is in (ECM 6691165)

The summary of the evaluation is below:

Contractor	Price	Total Score	Rank
		100.0%	
Beltrame Civil	$1,529,569	267.17	5
Consolidated Landscape Services	$1,306,989	318.33	2
Dirtwork Landscapes	$1,367,323	298.27	4
LCS Landscapes	$1,304,289	378.10	1
Space Landscape Construction	$1,346,254	302.64	3

Note: Highest score is best

The summary of cost estimation is provided in the appendix.

The General Manager Infrastructure, Planning & Sustainability Services attended the tender evaluation review meeting.

3.5. Reference Checks

No reference check were undertaken as Council has used this supplier / contractor before and were satisfied with their performance.

4. Discussion

That all of the submissions for the Tender were detailed and it was a competitive process and initially this was to be a 2-stage process and at the time all tenders were over budget, however Council received extra grant funding and staff then moved into a multi staged process.

Staff went back to the 5 Tenderers to submit a price for both stages (we received 3 submissions) and again all prices were above budget.

- LCS Landscapes - $2,679,510.62
- Space Landscapes - $2,621,508.55
- Beltrame - $3,397,465.37

Staff went back to the top 2 Tenderers for a Value-Add process.

- LCS Landscapes - $2,389,932.78 (no design changes)
- Space - $2,574,016.99 (no design changes) & $2,253,640.71 (design changes)

Staff went back to the 2 Tenderers for a Final value add with suggested staff changes – removal of amphitheatre, lighting for courts (conduit provision only), use site won rubble (stockpiled on site) for sub base of courts and alternate options for bridge play tower and rope climb play equipment.

- LCS Landscapes - $2,069,001.12 (Option 2 Willplay Equipment) ECM 6758798
- Space - $2,376,845.12 (Same Willplay Equipment) ECM 6758800

Considering all this, LCS Landscapes stood out from the rest on a number of fronts due to their:

- Understanding of the project
- Well experienced staff
- Quality systems in place
- Project Management Skills
- Competitive rates
- Relevant experience

The preferred tenderer has been undertaking these services for various metropolitan Councils and private industry, as well as working on previous Council projects for a number of years on time and without any significant issues and have proven to be very flexible in meeting the needs and the requirements of the project.

5. Financial Implication

The costs to supply and deliver the project is **$2,320,000** including contingency and value add options and currently there is **$1,813,230** in the budget for 2023/24, therefore additional funds are required and need to be recognised at the next budget review.

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6. Terms of Payment

The contractor has requested payment of contract sum as highlighted below.

Option 3 (Schedule of Rates)

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[X] Where the Contract is a Schedule of Rates the Contractor may at monthly intervals (or as otherwise specified in this agreement) submit a written claim for the works completed / service delivered.

7. Financial Sustainability

The Finance department tender evaluation is part for the final combined assessment.

8. Recommendation

That LCS Landscapes be awarded the contract.

9. Approval

Endorsed by:

Signed: _____ Date:_____

General Manager Infrastructure, Planning & Sustainability Services

Endorsed by:

Signed: _____ Date:_____

Chief Executive Officer

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