

10.2 RFT IE233/2022 LITIS STADIUM CHANGEROOM REDEVELOPMENT

- Attachments:**
1. Evaluation Worksheet RFT IE233-2022 - Confidential
 2. Project on a Page (POAP) - Litis Stadium Changeroom Development
 3. Britannia North West Reserve Development Plan - Council Endorsed
 4. Litis Changeroom Concept & Floor Plan

RECOMMENDATION:**That Council:**

1. **NOTES** the outcome of the evaluation process for Tender IE233/2022 Litis Stadium Changeroom Redevelopment; and
2. **ACCEPTS** the tender submission of Schlager Group Pty Ltd for Tender IE233/2022 Litis Stadium Changeroom Redevelopment.
3. **APPROVE** the capital project budget of \$1,724,799, as outlined in the 2023/2024 First Quarter Budget Review (November 2023- OCM report) for the Litis Stadium Redevelopment and Floreat Athena Football Clubroom refurbishments;
4. **ALLOCATE** a capital project budget of \$1,600,000 in the 2024/2025 annual budget for the delivery of this project and update the 4 year capital works program accordingly.

PURPOSE OF REPORT:

For Council to consider and determine the outcome of Tender IE233/2022 Litis Stadium Changeroom Redevelopment and approve the capital budget funding for the Litis Stadium redevelopment and the FAFC clubroom refurbishment works.

BACKGROUND:

Since 2019, the City has been working collaboratively with Floreat Athena Football Club (FAFC) and the Australian Federal Government to obtain \$3 million through the Community Developments Grants Programme towards upgraded sporting facilities, including a full integration between Litis Stadium and Britannia Reserve and rationalising non-essential/ageing assets.

In 2020 a working group was established to determine the requirements of the site and location of a potential new changeroom facility. The agreed requirements included the need to meet Football West's National Premier League venue requirements, universal design standards, and design requirement to increase use of the facilities on site to further support female participation in sport. This informed the draft Britannia North West Reserve Development Plan which proposed a new change room facility on the site of the existing decommissioned grandstand.

On 16 November 2021 Council endorsed the Britannia North West Development Plan (Development Plan). The endorsed Development Plan included demolition of the current decommissioned grandstand structure, which was deemed structurally unsound and no longer safe for public use, and also adjacent toilet block, to make way for construction of a new change room facility in the same location.

To support the \$3 million funding application, the City and FAFC worked collaboratively to develop and submit a concept design for the new change room facility and also expanded the funding scope to include refurbishment of the FAFC clubroom. This would address the immediate ageing state of the FAFC clubroom and would achieve an advantageous outcome that meets the needs of not only current but future users of the facilities on the site. The Litis Stadium redevelopment project is appealing to a wide audience, is fit-for-purpose and provides strong connections to the landscape and historical values of the site.

The concept design, endorsed by Council on 14 December 2021, was submitted to the Australian Federal Government with the City's funding application, including estimated construction costs.

In March 2023, the Federal Government announced \$3 million in funding for the Litis stadium changeroom redevelopment works and refurbishment of the FAFC.

The funding agreement for a total of \$3 million granted by the Australian Government Department of Infrastructure, Transport, Regional Development, Communications and Arts under the Community Development Grants Programme was executed on 26th April 2023. Under the agreement, works must be completed by 30 June 2026.

The City procured the services of architect firm Donovan Payne to undertake the detail design package for construction and create the detailed specifications and request for tender document in close consultation with the City.

A public request for tender was released on Saturday 17th June 2023 and closed on Friday 25th July 2023.

DETAILS:

Submissions were received from eight (8) Respondents:

Evaluation Panel

The Evaluation Panel comprised of five members, being:

- one with tender preparation skills;
- three with the appropriate operational expertise and involvement in supervising the contract;
- one with probity advice provided by a Procurement and Contracts Officer.

Compliance Assessment

Compliance assessment was carried out on all submissions. Out of the eight (8) submissions, six (6) were assessed as fully compliant and progressed to the qualitative assessment stage.

Two (2) submissions were assessed as non-compliant and did not progress to the qualitative assessment stage.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer.

The qualitative criteria and weighting used in evaluating the submission received were as follows:

Qualitative Criteria		Weighting
1	Key Personnel Skills and Experience	30%
2	Demonstrated Capacity to Undertake the Works	30%
3	Project Understanding	30%
4	Environmental and Social	10%

Qualitative Assessment

The qualitative assessment on all compliant submission were as follows:

Respondent #	Weighted Percentage Score	Qualitative Ranking
Respondent 1	68%	1
Respondent 6	68%	1
Respondent 3	66%	2
Respondent 4	61%	3
Respondent 5	60%	4
Respondent 2	40%	5

Refer to **Confidential Attachment 1** for further detail.

Price Assessment

The panel carried out an assessment of the submitted pricing offered. The top five (5) submissions were ranked by price:

Respondent #	Qualitative Ranking
Respondent 4	1
Respondent 6	2
Respondent 5	3
Respondent 2	4
Respondent 1	5
Respondent 3	6

Evaluation Summary

The panel concluded that the tender submission from Respondent 6 Schlager Group Pty Ltd provides value for money to the City and is recommended for the provision of IE233/2022 Litis Stadium Changerooms Redevelopment for the following reasons:

- Compliance with the submission requirements;
- Ranked first in the qualitative assessment;
- Ranked second in the pricing assessment;
- References conducted and verified claims; and
- Pricing demonstrates value for money.

It is therefore recommended that Council accepts the tender submitted by Schlager Group Pty Ltd for Tender IE233/2022 Litis Stadium Changerooms Redevelopment.

CONSULTATION/ADVERTISING:

The Request for Tender IE233/2022 Litis Stadium Changerooms Redevelopment was advertised in the West Australian on Saturday 17th June 2023 and on both the City's website and VendorPanel between 17th June 2023 and 25 July 2023.

LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with:

- Section 3.57 of the Local Government Act 1995;
- Part 4 of the Local Government (Functions and General) Regulations 1996; and
- City of Vincent Purchasing Policy.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred Respondent.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.

Connected and Healthy Community

Our community facilities and spaces are well known and well used.

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, although the sustainability and environmental management practices of Respondents was a weighted qualitative criteria of this request, and the preferred Respondent provided some evidence of sustainability practices.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

A proposed total budget for the life of this project is \$3,592,467, which includes the actual expenditure of \$267,668 the City has already committed in the 2022/2023 financial year budget. This covered the architecture, full detail design package for the new clubrooms, the demolition of the decommissioned grandstand which occurred in June 2023 and the upgrade of the electrical switchboard at FAFC.

The total tender cost for the construction of the new changerooms submitted by Schlager Group is \$2,414,045. The project construction period is expected to take approximately 42 weeks and therefore if construction is to start end of February/March 2024, we estimated construction completion around February 2025.

A proposed capital budget of \$1,724,799 is included in this financial year capital budget (refer to first quarter budget review) which comprises of \$1,500,000 of the federal grant funding towards to the new changeroom, \$200,000 transferred from reserve and \$24,799 of municipal funding (which was a carry forward amount from 2022/2023) towards starting the refurbishment works at FAFC. FAFC Refurbishment works will include roof repairs, HVAC replacement, toilet upgrades to comply with current standards, kitchen and bar refresh, new flooring, windows and painting, LED lights, and solar panels.

A further budget of \$1,600,000 is proposed in the 2024/2025 financial year, which will comprise of the remaining \$1,500,000 federal funding to complete the changeroom and fund the remaining refurbishment works at FAFC. A project contingency amount of \$100,000 has also been factored into the municipal budget for 2024/2025 to allow for any unaccounted project variations to the changeroom project. A break down over the financial years is shown in the table below.

Project Works	Funding Source	2022/2023 FY	2023/2024 FY	2024/2025 FY	TOTAL	Details
CAPITAL BUDGET		\$267,668	\$1,724,799	\$1,600,000	\$3,592,467	
Litis Changeroom Redevelopment	Municipal	\$223,728		\$100,000	\$323,728	FY2023 - Litis Grandstand demolition works & Detail design of changerooms. FY2024 – project contingency & any remaining works
	Federal Funding		\$1,500,000	\$1,000,000	\$2,500,000	Tender construction cost \$2,414,045 + \$85,955 project contingency
TOTAL PROJECT COST FOR LITIS STADIUM					\$2,823,728	
FAFC Clubroom Refurbishment works	Municipal	\$43,940	\$24,799		\$68,739	FY2023 – FAFC switchboard renewal FY2024 – Internal refurbishments (ceiling)
	Reserve		\$200,000		\$200,000	FY2024 – FAFC roof replacement, air conditioning and refurbishments
	Federal Funding			\$500,000	\$500,000	FY2025 – FAFC refurbishment works
TOTAL PROJECT COST FOR FAFC REFURBISHMENTS					\$768,739	


COMMENTS:

The following table shows the current approved 4 year capital budget along with the proposed changes to the 4 year capital works budget to fund the delivery of this project over the 2023/24 and 2024/25 financial years.

		Budget 23/24		Budget 24/25		Budget 25/26	
		Funding	Muni/ Reserve	Funding	Muni/ Reserve	Funding	Muni/ Reserve
Infrastructure Works – Litis Stadium	Current 4 year capital budget allocations	\$1,500,000		1,350,000		\$150,000	
	Proposed capital budget	\$1,500,000	\$224,799	\$1,500,000	\$100,000		\$150,000
	4 year capital budget allocation	\$1,724,799		\$1,600,000		\$150,000	

The tender submission from Schlager Group Pty Ltd complies with all tender requirements. The submission was well presented and included all relevant and specific information required and requested within the tender specification.

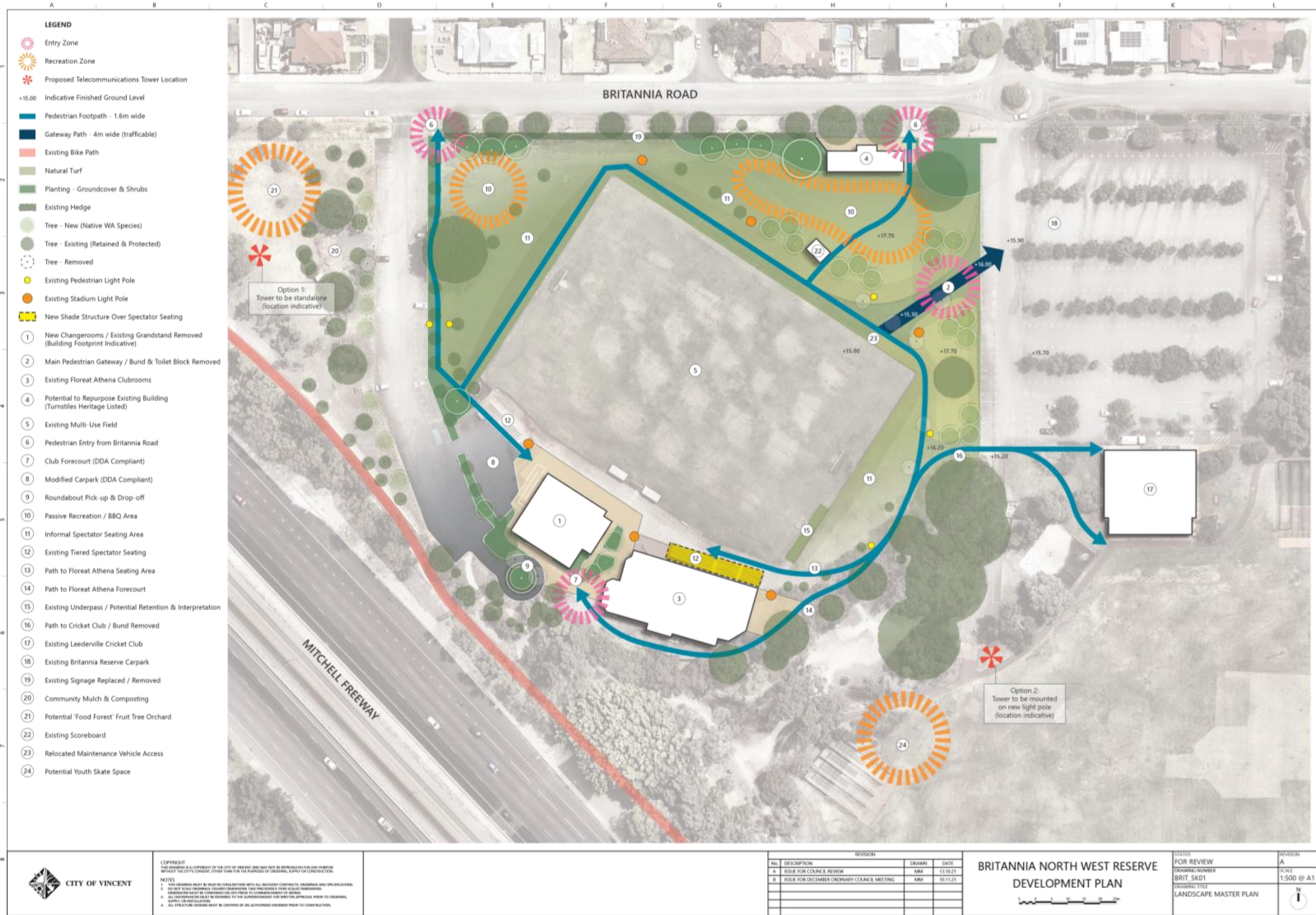
The Evaluation Panel deemed the response to be of an excellent standard, convincing and credible, demonstrating the capability, capacity and experience for key evaluation criteria and therefore recommend award of tender IE233/2022 Litis Stadium Changeroom Redevelopment to Schlager Group Pty Ltd.

 CITY OF VINCENT		<h1>PROJECT ON A PAGE</h1>		Project Size L	Start Date 20 July 2022	Enhanced Environment Accessible City Connected Community Thriving Places Sensitive Design Innovative & Accountable												
		Priority High	Estimated Finish Date 25 February 2025															
Project Name:	Litis Stadium Changerooms Redevelopment and FAFC Refurbishments			Project Board:	Yes	Project Manager:	Brian Marr											
Project Code (CBP):	IE233/2022			Accountable Executive Sponsor:	Peter Varris	Service Area:	City Infrastructure											
Project Description:	Since 2019, the City has been working collaboratively with Floreat Athena Football Club (FAFC) and the Australian Federal Government to obtain \$3million through the Community Developments Grants Programme towards upgraded sporting facilities, including a full integration between Litis Stadium and Britannia Reserve and rationalising non-essential/ageing assets. These works are to include the demolition of the 1662 velodrome grandstand and replace with a modern, fit for purpose sports changing facility along with a major building renovation to the FAFC while incorporating stages of the Britannia master plan.			Expenditure Type:	Capex	Container & Record No:	PMF SharePoint											
Objectives & Scope	To deliver a major capital works Project FY24/25. The proposed scope of works consists of the following deliverables. <ul style="list-style-type: none"> Demolition of the 1962 Velodrome grandstand building Architectural design for a modern and multi-purpose changing facility to accommodate the needs of the community sporting clubs, such as FAFC and Leederville Cricket Club and the wider community in general. The construction of multi-purpose changing facility to accommodate the needs of the community sporting clubs, such as FAFC and Leederville Cricket Club and the wider community in general with provisions to meet City's energy efficiency policy's Deliver FAFC clubroom refurbishment 			Project Success is...														
				<ul style="list-style-type: none"> Success factor - Complete all deliverables within the allocated budget and timeframe. Minimise the negative impact on patrons using the facility Provide the rate payers, general community and sporting clubs a safe and fit for purpose amenity Increase in visitor numbers and facility revenue Reduction in the cost of reactive maintenance by renewal of a City asset 														
Estimated Timeframe:	18 Months	Benefits		Key Stakeholders (internal and external)														
Project Estimated Cost:	\$3,628,467	<ul style="list-style-type: none"> Provide a level of service in keeping with the communities expectations Maintain City's reputation of community connection and sustainability Provide an updated changing facility to cater for the following community groups FAFC upgrade to prevent on going reactive maintenance to a City asset Supporting policies in regards to the following <ol style="list-style-type: none"> People with disabilities Supporting local sporting clubs Providing an amenity for community and Families to connect Energy and stainability 		<ul style="list-style-type: none"> Federal Government City of Vincent rate payers and community in general Local sporting Clubs Policy & Place Planning City Councillors Building contractor Design architect 														
Contingency:	\$185,955																	
Total Expenditure:	\$3,628,467																	
Sensitivity Analysis: <small>(Indicate the confidence level of your estimate i.e. +/- 20% and provide factors to be considered)</small>	+/-10%																	
Total FTE cost (estimated):	\$40,000																	
Number of FTE	.2																	
Total Project Cost (ex. GST):	\$3,668,467																	
Account No.(Finance to allocate)	99.00000822.13000.800																	
Project Deliverables / Milestones <small>(Optional Phasing and Gantt Charts available)</small>		MoSCoW Priority (M, S, C, W)	Year 1 (FY2023 & FY2024)												2024 Construction	2025 DLP	Year 4 (\$)	Outer Years (\$)
			Budget (\$)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
1.	Grandstand demolition		\$223,728															
Detailed design drawings - Municipal Funded in Year 1(2022/23 & 2023/24)																		
2.	Litis Changeroom Construction Cost	Federal funding (\$3M)	\$2,414,045															
		Grant - Contingency	\$ 85,955															
		Municipal – contingency (defects liability period)	\$100,000															
Litis Stadium Redevelopment Cost			\$2,823,728															
3	FAFC Refurbishment	Municipal over 2 FY (2022/2023 & 2023/24)	\$304,739															
		Federal Funding	\$500,000															
FAFC Refurbishment total cost			\$804,739															
			Total \$3,628,467															
Risks and Issues																		

<p>Risks (what could happen):</p> <ul style="list-style-type: none"> • Risk to City’s reputation • OH&S issues for both employees and patrons of the Centre • Ongoing reactive maintenance cost 	<p>Issues (what has been identified):</p> <ul style="list-style-type: none"> • Change rooms from the 1962 building are now not to code and are not fit for purpose • Not accessible for patrons with disabilities • Parts of building showing significant signs of imminent failure 	<p>What happens if we don’t do the project?</p> <ul style="list-style-type: none"> • Increased risk of building fabric failure resulting in the potential harm to property and patrons. • Failure to provide a duty of care to community groups • Failure to provide a level of service aligned with community expectation.
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Internal Service Requirements: Please discuss with the appropriate Service Area as soon as practicable and indicate here which areas will be included.

	Consulted	Plan attached	Plan to be developed	Not applicable		Consulted	Plan attached	Plan to be developed	Not applicable		Consulted	Plan attached	Plan to be developed	Not applicable
Engagement / Media:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Human Resources:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Risks & Issues:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Engineering / Parks:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ICT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (insert):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning: Consulted:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Finance / Procurement:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



LITIS STADIUM CHANGEROOMS

TENDER ISSUE



