

10.2 BRITANNIA RESERVE LIGHTING PROJECT - CHANGE OF SCOPE REQUEST

Attachments: 1. Project Scope - Original & Reduced Scope

RECOMMENDATION:

That Council:

- 1. APPROVES that the Britannia Reserve Lighting Project proceeds as originally scoped, and;**
- 2. APPROVES a budget reallocation of capital funds of \$320,000 for the provision of lighting to the Britannia Reserve Lighting renewal project sourced from savings identified in the 2021/2022 Capital Works budget.**

PURPOSE OF REPORT:

The purpose of this report is to seek Council approval for an increase in the project budget associated with the Britannia Reserve Lighting renewal project in order to complete the project as originally scoped.

Approval is sought to reallocate capital funds from 2021/2022 Capital Works budget generated from savings on other projects.

BACKGROUND:

On 21 April 2021 the City was successful in securing a \$500,000 Federal Government grant funding through the LRCI programme for proposed new sports ground lighting at Britannia Reserve. The proposed lighting scheme was estimated to be \$750,000 with the City contributing \$250,000. A condition of the LCRI Federal Grant is that all works are to be completed by 30 June 2022.

The existing lighting system comprises of six light poles together with inefficient halogen luminaires which are all approaching the end of their life expectancy and provide minimal substandard lighting to the reserve.

DETAILS:

The new proposed lighting system has been designed to illuminate six multi-purpose sports fields used predominantly for both soccer and cricket purposes. The proposed new installation comprises of:

- Eight new 35 metre light poles
- Seventy-two new LED luminaires
- New main site electrical switchboard
- New electrical lighting distribution board
- New electrical cabling

Quotations for the works were sought from WALGA Panel of contractors in November 2021 and four submissions were received. The lowest quotation received exceeded the budget by approximately 25%.

In order to align with the budget amount, a reduced scope of works was compiled providing illuminance to **four** sporting fields only. The revised scope comprised of:

- Seven new 35 metre light poles
- Fifty-two new LED luminaires
- Retaining the main site electrical switchboard
- New electrical lighting distribution board
- New electrical cabling

A second request for quotation with a reduced scope was issued to the same WALGA Panel respondents in late December 2021. The lowest quotation received for the reduced scope was approximately 2% above budget.

The project is proposed to be undertaken this financial year and in order to secure the LCRI grant funding, the Administration submitted a Delegated Authority Report on 24 January 2022 seeking approval to proceed with this project at this point with the reduced scope. The report was subsequently approved.

The Administration also advised that a further report to the February Ordinary Council Meeting would be provided in order for Council to consider additional funding for the provision of lighting to the two remaining sports fields in order to complete the project as originally scoped.

There are significant advantages to completing the project as originally scoped at this time. The contractor would only need to mobilise once, there are economies of scale in completing this installation as a single project and costs appear to be rising in an uncertain market. Returning in the future to complete the original scope will almost certainly be more expensive, will cause additional local disruption and will not meet the current community need for this reserve.

The reserve is used primarily for football and cricket with both Floreat Athena Football Club and Leederville Cricket club having seasonal allocations. The City currently struggles to meet the community sports need in terms of provision of training and playing across Vincent. Floreat Athena have informed the City that the six pitches are required to meet the existing community need for winter training with 444 registered players in 2021 expected to rise to 534 players this year. The club runs teams from under 6 right through to Masters (over 35) level with 370 junior players. Junior female players have increased from 45 last year to 60 with interest in the sport expected to rise as a result of Australia hosting the Women's World Cup in 2023.

In addition to the more traditional sports, Vincent City Ducks have recently located to Litis Stadium showing the potential for additional sports training to be accommodated at the reserve.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to approve an increase in the project budget to complete the project as originally scoped.

There is potential project risk in relation to delays and escalation in costs in this project due to:

- Project funding – If the construction is not completed before 30 June 2022 the LCRI grant funding of \$500,000 may be retracted; and
- COVID-19 virus – Increasingly restrictive Federal and State Government rules potentially preventing contractors working on this project.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*

Connected Community

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

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

BUDGET IMPLICATIONS:

The project is proposed to be undertaken in the 2021/2022 financial year.

The requested budget in order to proceed with the project as originally scoped for the provision of lighting to all six sports fields is \$1,129,563 (which includes a 5% contingency of \$54,000).

The current allocated project budget is \$810,000 of which \$500,000 is Federal LCRI Phase 2 funding.

Additional funding of \$320,000 is requested to complete the project as originally scoped. This includes the 5% contingency which will be returned if not used. This sum can be sourced from savings identified in the capital works program as follows:

Item No.	Capital Project	Cost \$
1	Leederville Oval Stadium – Electrical Distribution Board Renewals (works underway and will be completed under budget)	\$100,000
2	Air Conditioning and HVAC renewal – Admin Building (Stage 1 completed and stage 2 will be completed under budget)	\$80,000
3	Vincent Community Centre – Air Conditioning and HVAC renewal (project completed under budget)	\$20,000
4	Car Park Upgrade/Renewal Program (condition of Loftus Centre car park means that full budget allocation is not required for planned renewal)	\$50,000
5	Banks Reserve Masterplan – Stage 1 (playground installation completed under allocated budget)	\$18,000
6	Slab Path Programme (savings identified in the programme)	\$33,000
7	Library Renewals (carpet in good condition and replacement not required at this time so able to defer and reduce this budget allocation– will be reinspected in two years)	\$ 19,000
	Total:	\$ 320,000





