6.2 BEATTY PARK TOILET AND STORE/CHANGEROOM

Attachments:

1. **Respondent 1 Elevation and Layout**
2. **Respondent 2 Elevation and Floor Plan**
3. **Respondent 3 Elevations and Layout**
4. **Respondent 4 Elevation and Layout**

RECOMMENDATION:

That Council:

1. **NOTES the identified higher construction costs associated with the expanded scope and improved built form outcome for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility;**

2. **ENDORSES Respondent 3 (Rebus Restrooms) as the successful submission of the Request for Quote (RFQ) for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility;**

3. **BY ABSOLUTE MAJORITY APPROVES the following amendments to the 2025/26 Annual Budget to accommodate the expanded scope for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility:**

   a. **A net increase in the Capital Expenditure Budget of $190,000; and**

   b. **A net decrease in the closing surplus of $190,000 resulting in a forecasted year end surplus at 30 June 2026 of $396,054.**

PURPOSE OF REPORT:

The purpose of this report is to present the Request for Quotation (RFQ) outcome and the updated design for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility, and to seek Council approval for a budget increase. The original budget allowed for a public toilet and store, but the inclusion of an incidental changeroom and improved built-form outcomes has increased the project cost.

DELEGATION:

Delegation does not extend to approving budget variations.

Under **DA2.1 – Budget Implementation**, any increase to a project budget requires Council approval.

Under **DA3.3 – Contracts & Procurement**, the CEO may award contracts only where sufficient budget is available.

As the RFQ exceeds the current budget, Council approval is required.

BACKGROUND:

At the Ordinary Council Meeting of 13 May 2025 (Item 10.2), Council resolved to:

1. *ENDORSE in principle the installation of a toilet block including storeroom at Beatty Park Reserve.*

2. *NOTE the $100,000 commitment from Perth Soccer Club through the Women's World Cup Legacy Funding program to partially fund this project.*

3. *REQUEST the final location, design and budget are presented to Council for authorisation prior to construction.*

A report was presented to the Council Workshop 23 September 2025 with discussion centred around the importance of providing a functional, durable facility that can accommodate increased future use, especially by women's teams. Council expressed support for a layout incorporating two toilets, a storeroom and an incidental changeroom, with the club to maintain the changeroom and storeroom components.

An RFQ was subsequently called through the WALGA preferred supplier program for the Beatty Park Reserve new toilet block; inclusive of changeroom and storeroom. Four (4) submission were received. The preferred submission exceeds the adopted project budget described in the OCM report of 13 May 2025.

This report provides an update on the outcome of the RFQ process and seeks Council approval to address the budget shortfall.

DETAILS:

The RFQ for the provision of the Beatty Park Reserve Public Toilet and Store/Changeroom comprised two separable portions design/documentation and site preparation/construction. The RFQ was issued to five (5) suppliers on the WALGA Preferred Supplier Panel on 31 October 2025, in line with Purchasing Policy and Local Government Regulations. The RFQ closed on 19 November 2025.

RFQ Submissions

Four (4) submissions were received.

Perspectives and Floor Layouts of these submissions are described in **Attachments 1-4**.

Evaluation Panel

The Evaluation Panel comprised of four (4) members, being:

- three voting members with relevant operational expertise; and;
- one non-voting Procurement and Contracts Officer providing quotation preparation guidance and probity advice.

All panel members were required to declare any actual or perceived conflicts of interest in relation to the Respondents. No conflicts were disclosed.

The panel carried out the assessment of the submissions in accordance with the City's evaluation process in a fair and equitable manner.

Evaluation Method and Weighting

The qualitative weighting method of RFQ evaluation was selected to evaluate the offers for this requirement.

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

Portion 1. Qualitative Criteria		**Weighting**
1	Demonstrated understanding of the required service	60%
2	Capacity, Skills and Experience	10%
3	Environmental and Social	5%
4	Product Form, and maintenance ease	25%

Portion 2. Qualitative Criteria		**Weighting**
1	Demonstrated understanding of the required service	60%
2	Capacity, Skills and Experience	30%
3	Environmental and Social	10%

Compliance Assessment

Four (4) offers received were assessed as fully compliant:

Four (4) offers received were assessed as compliant, with respondent 4 having significant gap.

Qualitative Assessment Portion 1

Respondent	Weighted Percentage Score	Qualitative Ranking	Comment
Respondent 3	79%	1	Significant relevant experience demonstrated to meet requirements.
Respondent 2	76%	2	Demonstrated relevant experience to meet requirements.
Respondent 1	74%	3	Demonstrated relevant experience to meet requirements.
Respondent 4	43%	4	Significant gaps in ability to demonstrate capability to deliver to the requirements.

Qualitative Assessment Portion 2

Respondent	Weighted Percentage Score	Qualitative Ranking	Comment
Respondent 1	80%	1	Significant relevant experience demonstrated to meet requirements.
Respondent 3	77%	2	Significant relevant experience demonstrated to meet requirements.
Respondent 2	62%	3	Demonstrated relevant experience to meet requirements.
Respondent 4	39%	4	Significant gaps in ability to demonstrate capability to deliver to the requirements.

Price Assessment

The panel carried out a comparison of the submitted rates offered by compliant Respondents. Respondent (4) did not progress to this stage of the evaluation.

Respondent	Portion 1	Portion 2	Total (ex GST)
Respondent 3	$307,360	$136,420	$443,780
Respondent 2	$148,388	$180,508	$328,896
Respondent 1	$202,315	$74,040	$276,355

Evaluation Summary Portion 1

Respondent	Weighted Percentage Score	Qualitative Ranking	Total Price (ex GST)	Price Rank
Respondent 3	**79%**	**1**	**$307,360**	**3**
Respondent 2	**76%**	**2**	**$148,388**	**1**
Respondent 1	**74%**	**3**	**$202,315**	**2**

Evaluation Summary Portion 2

Respondent	Weighted Percentage Score	Qualitative Ranking	Total Price (ex GST)	Price Rank
Respondent 1	**80%**	**1**	**$74,040**	**1**
Respondent 3	**77%**	**2**	**$136,420**	**2**
Respondent 2	**62%**	**3**	**$180,508**	**3**

Risk Assessment
The evaluation panel conducted a comprehensive risk assessment of each submission, considering compliance with specifications, potential service delivery risks, and contractual risk exposure.

Respondent #	Compliance with RFQ	Operational/Service Delivery Risk	Contractual Risk	Risk Rank
Respondent 1	Compliant with specifications and contractual terms.	**Medium** – Clear methodology and sound capability; no critical assumptions raised. The use of aluminium slats and colourbond wall cladding secured with the self-tapping, screws, raises questions of robustness and longevity.	**Low** – No contractual departures. Acceptable and industry-standard risk allocation.	2
Respondent 2	Compliant with specifications and contractual terms, with some clarifications required.	**Moderate –** Clear methodology and sound capability; no critical assumptions raised. The use of aluminium slats and colourbond wall cladding secured with the self-tapping, screws, raises questions of robustness and longevity.	**Moderate** – No contractual departures. Acceptable and industry-standard risk allocation.	3
Respondent 3	Fully compliant with specifications and contractual terms.	**Low** – No contractual departures. Acceptable and industry-standard risk allocation. 50-year engineering life span design.	**Low** – No contractual departures. Acceptable and industry-standard risk allocation.	1
Respondent 4	Partially compliant with specifications and contractual terms.	**Medium** – Multiple critical assumptions not covered; some may impact delivery if not managed closely, especially timing of project completion.	**Moderate** – Assumptions impact scope, cost, and risk allocation. Several items not addressed would require contract variation if triggered.	4

Evaluation Summary

The evaluation panel has assessed all submissions and concluded that **Respondent 3 (Rebus Restrooms)** offers the best value for money for the Beatty Park Reserve Toilet and Store/Changeroom Facility.

The recommendation is based on the following key factors:

- **Fully compliant** with all submission and specification requirements;
- **Ranked 1st** in the qualitative assessment, demonstrating a high level of capability, experience, and understanding of the project requirements for the built form component (Portion 1) and close second ranking in the civil works component (Portion 2);
- **High-Quality Materials and Finishes.**
    - Engineering design life span of 50 years.
    - Heavy-duty timber-framed internal divider walls.
    - External walls with textured lower sections and upper-level façade panels reflecting Beatty Park's heritage architecture.
    - Robust internal finishes, including epoxy-painted floors, triple-coat internal paint, and stainless steel architectural fittings.
- **Long-Term Sustainability**: The proposed built form is engineered for a design life of 50 years, ensuring durability and reduced lifecycle costs.
- **Eco-Friendly Construction**: Utilisation of precast concrete materials enhances robustness while supporting environmental sustainability.
- **Tailored Design**: The submission meets the requirement for a multi-use toilet facility and integrates urban and heritage considerations specific to Beatty Park Reserve.
- **User and Cleaner Friendly**: The design prioritises accessibility, ease of maintenance, and overall user experience.
- **Timely Delivery**: Off-site construction methodology ensures compliance with the project's tight timeframe. Company has a proven track record of delivering similar projects.
- **Sustainability Features**: Incorporation of LED sensor lighting for energy efficiency.

The respondent has demonstrated a sound understanding of the site and the City's built form and operational requirements.

Based on these considerations, the panel recommends awarding the contract to **Rebus Restrooms** for the provision of the Beatty Park Reserve Toilet and Store/Changeroom Facility.

CONSULTATION/ADVERTISING:

The community was consulted (7 October – 30 October 2024) on the two possible locations for the toilet block. A total of 135 survey responses were received during the consultation period. No outstanding preference was identified. City Officers have determined as the preferred option due to its connectivity to Beatty Park Leisure Centre, playground and car park, proximity to neighbouring footpath and available space for future development.

Image 1: Toilet Block and Store/Changeroom Location

LEGAL/POLICY:

Section 6.8 of the Local Government Act 1995 provides –

*(1) A local government is not to incur expenditure from its municipal fund for an **additional purpose** except where the expenditure —*
(a) is incurred in a financial year before the adoption of the annual budget by the local government; or
(b) is authorised in advance by resolution (Absolute majority); or
(c) is authorised in advance by the mayor or president in an emergency.

*(1a) In subsection (1) — **additional purpose** means a purpose for which **no expenditure estimate** is included in the local government's annual budget.*

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for Council to endorse the installation of a toilet block at Beatty Park Reserve, as the project aligns with identified community needs and established use of the reserve.

The project is aligned with the Council's adopted Appetite and Risk Tolerance Statement as following - The City supports investments, activities and developments that result in a sustainable future for our community while meeting the current needs of our residents.

SUSTAINABILITY IMPLICATIONS:

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.
We have improved resource efficiency and waste management.
We have minimised our impact on the environment.

Connected and Healthy Community
We have enhanced opportunities for our community to build relationships and connections with each other and the City.
Our community facilities and spaces are well known and well used.
We are an inclusive, accessible and equitable City for all.
We protect, improve and promote public health and wellbeing within Vincent.

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.
Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

Innovative and Accountable
We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased mental health and wellbeing
Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

The original 2025/26 adopted project budget was $300,000, which included Perth Soccer Club's $100,000 contribution.

Following the RFQ process and confirmation of the expanded scope, the revised total project cost is $490,000. This includes a $50,000 contingency allowance for potential variations and unforeseen site conditions.

Funding Source	Cost (ex GST)
CoV 2025/2026 Budget Allocation	$200,000.00
Perth Soccer Club Contribution (Grant)	$100,000.00
Additional Budget Request (including $50,000 contingency)	$190,000.00
TOTAL PROJECT COST	**$490,000.00**

OPERATIONAL MAINTENANCE:

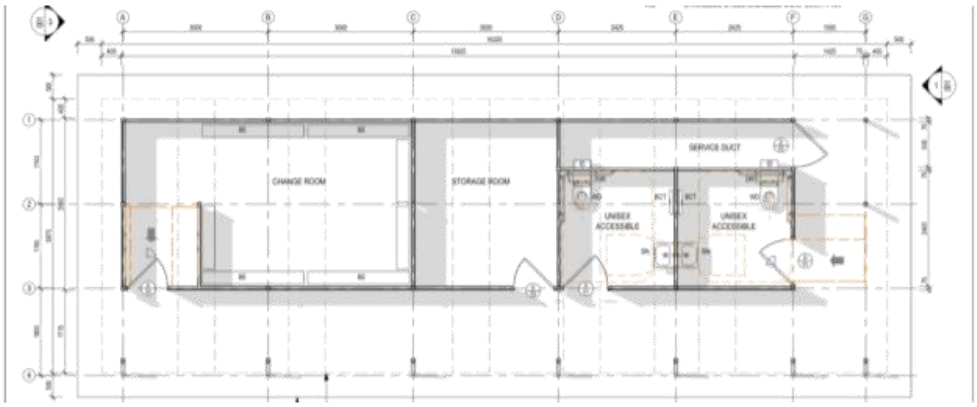
The annual operational maintenance cost of the toilet block costs approximately $25,000. Regular maintenance ensures the toilet block remains clean, safe for users, and extends its lifespan.

Perth Soccer Club will be responsible for the ongoing maintenance of the store and changeroom components of the facility.

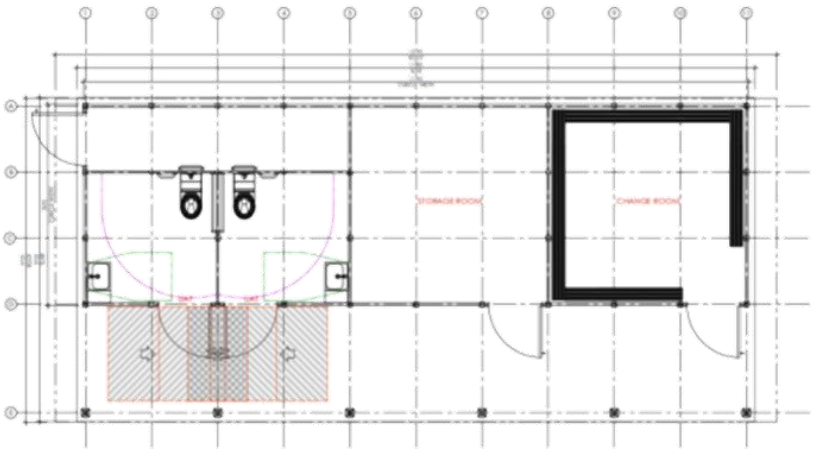
COMMENTS:

Beatty Park Reserve remains an important active and passive recreation asset for the community. The ongoing growth of Perth Soccer Club's female program and their financial contribution provides an opportunity to deliver a facility of significant community benefit at a subsidised cost to the City.

Respondent 1 - Floor layout and Perspective

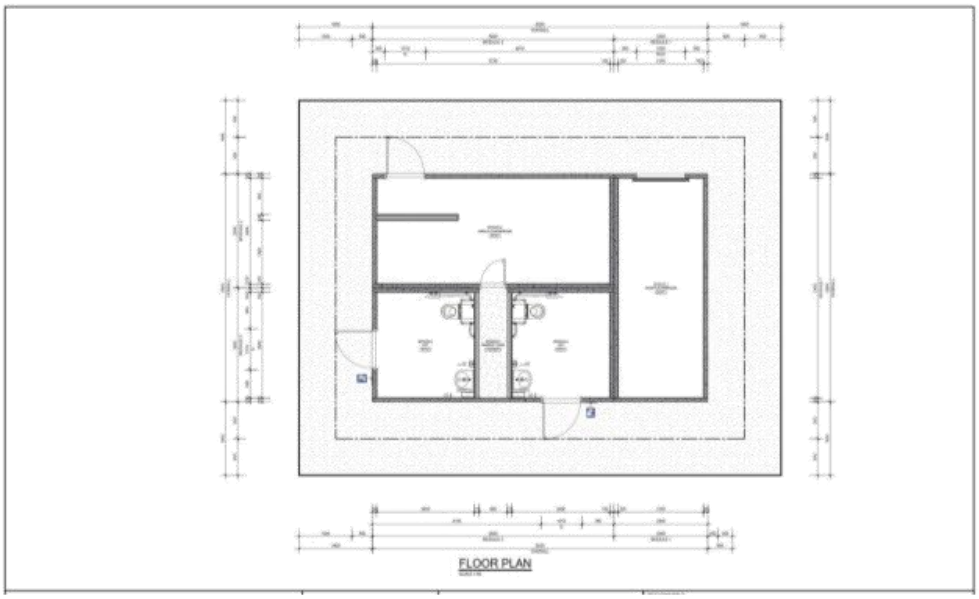
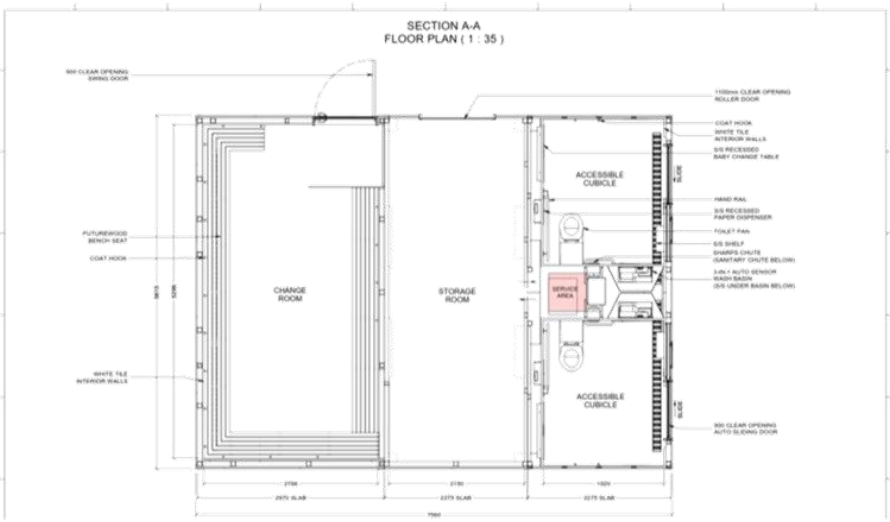


Respondent 2 - Elevation and Floor Plans



FLOOR PLAN

Respondent 3 - Perspective and Floor plans



Respondent 4 - Elevation and Floor Plans