



## ORDINARY MEETING OF COUNCIL 21 FEBRUARY 2018

### 12.2 PEANUT FARM PAVILION AND NETBALL / BASKETBALL COURT UPGRADE TENDER AWARD

**EXECUTIVE MEMBER:** **FIONA BLAIR, GENERAL MANAGER, INFRASTRUCTURE & AMENITY**

**PREPARED BY:** **LISA DAVIS, PORTFOLIO DIRECTOR INFRASTRUCTURE & AMENITY**  
**JACOB BREITBARDT, PROJECT MANAGER**

#### 1. PURPOSE

- 1.1 To advise of the result of the procurement tender No. 2107 for the construction of the Peanut Farm Pavilion and Netball / Basketball Court Upgrade

#### 2. EXECUTIVE SUMMARY

- 2.1 Council has entered into a contract with Stosius and Staff Constructions Pty Ltd for the construction of the Peanut Farm Pavilion and Netball/Basketball Court Upgrade for a contract lump sum of \$2,952,039.00 (Ex. GST)
- 2.2 Through this project Council will:
  - 2.2.1 Upgrade the existing Peanut Farm Pavilion and Netball/Basketball Courts to be modern, high quality, fit for purpose facilities for use by the community.
  - 2.2.2 Support greater participation in sport by women and girls, improve access for people with disabilities, and improve safety and aesthetics by: upgrading the pavilion to include unisex and fully accessible facilities; providing additional storage, umpire change facilities and an improved more welcoming community space, increased storage space, an upgraded kitchen; refurbishing the public toilets and expanding the netball courts to enable competition play.
- 2.3 Extensive community and club consultation was undertaken to inform the design and ensure the refurbished building will be fit for purpose and sustainable.
- 2.4 The total project cost is \$3.35M, to be funded by Council (\$2.25M) and through State Government grants via Sport and Recreation Victoria (SRV) (\$1.10M)
- 2.5 Construction is due to commence in March 2018 and the building is expected to be available for clubs to re-occupy in late March 2019.



# ORDINARY MEETING OF COUNCIL

## 21 FEBRUARY 2018

### 3. RECOMMENDATION

That Council:

- 3.1 Notes that the contract 2107 between City of Port Phillip and Stosius and Staff Constructions Pty Ltd for the construction of the Peanut Farm Pavilion and Netball/Basketball Court Upgrade for a contract lump sum of \$2,952,039.00 (Ex.GST) has been executed.
- 3.2 Notes that works will commence in March 2018 and that it is estimated the refurbished building will be ready for occupancy in March 2019.

### 4. KEY POINTS/ISSUES

- 4.1 The upgrade of the Peanut Farm Pavilion and Netball/Basketball Courts is a high priority for both Council and the Victorian State Government. Planning, design and community consultation for the project has been underway since September 2015.
- 4.2 The current facilities provided within the Peanut Farm Reserve sports pavilion are no longer fit for purpose. The pavilion does not provide suitable spaces and facilities for male and female sports participation and competition play. The pavilion's change facilities currently comprise large communal showers, and there are no unisex or disabled facilities. The pavilion lacks adequate storage, or suitable rooms for umpires and support personnel. The social space provided within the pavilion is not capable of accommodating the current tenant clubs' members. Furthermore, the pavilion is dated and unwelcoming and does not present an inviting space to encourage structured recreational activities at the reserve.
- 4.3 The current condition and appointment of the pavilion presents significant barriers to enabling the reserve to be used by all members of the community.
- 4.4 The demand for high quality facilities that enable participation by the full community has increased substantially in the past five years with the growth of women's football and netball across the State and within the municipality. The creation of Port Phillip's first netball club, the St Kilda City Netball Club, has further contributed to the need for appropriate facilities and an upgraded netball court at this reserve.
- 4.5 The current layout of the pavilion presents significant challenges for male and female participants to use the reserve simultaneously for training and/or competition.
- 4.6 The upgraded pavilion will include much improved change rooms as well as accessible unisex facilities.
- 4.7 The existing netball/basketball courts at the reserve do not meet current standards and lack lighting, as such they can only be used for limited training, not competition.
- 4.8 The reconstruction and enlargement of the netball/basketball courts and the installation of competition standard lighting will enable their use for extended training and competition play.



# ORDINARY MEETING OF COUNCIL

## 21 FEBRUARY 2018

- 4.9 The upgrading of the pavilion and netball/basketball courts at Peanut Farm Reserve provides Council the opportunity to support greater participation in sport by women and girls, and improve access for people with disabilities.

### 5. CONSULTATION AND STAKEHOLDERS

- 5.1 Throughout the project development, there has been significant consultation with the resident clubs, sporting code peak bodies, and the wider community. This consultation has provided valuable input into the development of the pavilion refurbishment concept design as well as the netball/basketball court floodlighting.
- 5.2 The project concept design was endorsed by Council at the Ordinary Meeting of 23 August 2016. At this meeting, and in response to community feedback, Council resolved to increase the scope of the works to include a redevelopment of the multi-purpose court, provide additional pathway lighting near Veg Out, include a BBQ and landscaping. These works are valued at approximately \$720,000.

### 6. LEGAL AND RISK IMPLICATIONS

- 6.1 The procurement process was conducted in accordance with Council's Procurement Policy (2017) and the Local Government Act 1989.
- 6.2 The contract is Council's standard form of contract for a project of this size and nature, based on AS 4000 (as amended).
- 6.3 Stosius and Staff Constructions Pty Ltd holds:
  - 6.3.1 Public Liability insurance of \$20M.
  - 6.3.2 Professional Indemnity insurance of \$10M.
  - 6.3.3 WorkCover insurance equal to that specified in the contract terms and conditions.
- 6.4 Two bank guarantees of 5% each, as security for the City of Port Phillip for the total of 10% of the contract lump sum will be required.
- 6.5 The appointed contractor is required to operate an independently verified OHS system. In accordance with the contract terms and conditions the contractor must submit a construction management plan which includes, as a minimum, a site-specific safety plan, traffic management plan and environmental management plan for the project.
- 6.6 There is a signed Funding Agreement between Sport and Recreation Victoria (SRV) and Council for the project.

### 7. FINANCIAL IMPACT

- 7.1 The total project cost is \$3.35M.
- 7.2 The project is funded by Council (\$2.25M) and SRV (\$1.10M).



# ORDINARY MEETING OF COUNCIL

## 21 FEBRUARY 2018

- 7.3 ON 14 February 2018 Council was notified of an additional \$100,000 SRV grant for the multi-purpose courts, which will be added to the project's funding.

## 8. ENVIRONMENTAL IMPACT

- 8.1 The contractor is required to manage all contaminants on the site in accordance with the Occupation Health and Safety Act and the Environment Protection Act.

## 9. COMMUNITY IMPACT

- 9.1 The project is in direct support of Council's port and Recreation Strategy (2015 - 2024) and assists in achieving the Key Performance Indicators:

9.1.1 Increase in participation in sport and recreation across a range of both formal and informal activities

9.1.2 Sport and recreation facilities are fit-for-purpose

- 9.2 It is also consistent with the VicHealth *Active Women and Girls for Health and Wellbeing Program*.

- 9.3 The tender process was conducted in accordance with Council's Procurement Policy (2017) and the Local Government Act (1989).

- 9.4 Council will continue to provide services and facilities that support health and wellbeing of our community.

- 9.5 The improved community room inside the Pavilion will provide a more welcoming space for members of our indigenous communities to gather. The mural *Hunger for Knowledge* will be retained in the redevelopment.

- 9.6 The building's re-design will improve accessibility and enables greater use of the Peanut Farm facilities and grounds by female sporting participants.

- 9.7 The refurbished multi-purpose room will be suitable for community groups to hire and will provide a common, well presented focus point for the various clubs' social activities.

## 10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 10.1 The project contributes to the recommendations of the City of Port Phillip Council Plan 2017-27.

- 10.2 Strategic direction 1: We embrace difference and people belong

10.2.1 Access to services that support the health and wellbeing of our growing community.

## 11. IMPLEMENTATION STRATEGY

### 11.1 TIMELINE



## ORDINARY MEETING OF COUNCIL 21 FEBRUARY 2018

11.1.1 Works are scheduled to commence in March 2018 and it is expected that the building will be ready for occupancy in March 2019.

### 11.2 COMMUNICATION

11.2.1 An update for local residents, clubs, local business and the wider community is to be distributed during February, advising of the construction timelines.

11.2.2 Details of the start date and other project specifics will be maintained on the project's website throughout the delivery period and sent to those on the project email list.

11.2.3 Further project specific information will be distributed to the community and stakeholders during construction.

### 12. OFFICER DIRECT OR INDIRECT INTEREST

12.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

**TRIM FILE NO:** 62/11/139

**ATTACHMENTS** Nil