

ITEM NUMBER: 18.3

CONFIDENTIAL REPORT

**GLENELG OVAL UNISEX CHANGE ROOMS
(Report No: 32/21)**

Pursuant to Section 90(2) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- d. **commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and would, on balance, be contrary to the public interest.**

- k. **tenders for the supply of goods, the provision of services or the carrying out of works.**

Recommendation – Exclusion of the Public – Section 90(3)(d&k) Order

- 1 That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 32/21, Glenelg Oval Unisex Change Rooms in confidence.

 2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 32/21, Glenelg Oval Unisex Change Rooms on the following grounds:
 - d. pursuant to Section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party with whom Council is in tender negotiations.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.
 - k. pursuant to Section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to this Agenda Item are tenders for the provision of services, or the carrying out of works to design and construct change rooms at Glenelg Oval.

 3. The Council is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.
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Item No: **18.3**

Subject: **GLENELG OVAL UNISEX CHANGE ROOMS**

Date: 27 January 2021

Written By: Team Leader, Sport & Recreation Planning

General Manager: Community Services, Ms M Lock

SUMMARY

Following project endorsement of [REDACTED] for new unisex change rooms at Glenelg Oval, a concept was developed and costed. To construct a change room in the south-west corner of Glenelg Oval, an initial cost estimate was [REDACTED] for a traditional building approach. Since this time, Administration has reviewed procurement and construction methodologies and have tendered for a modular method of construction.

Through the evaluation, Ausco Modular Pty Ltd has been identified as the preferred tenderer. Ausco's original submission met the brief and was priced at [REDACTED]. This excluded considerations relating to soil contamination, connection and capacity or supply of services and rectifying structural issues relating to retaining wall.

Following the value management of the project and discussions at a Council workshop on 19 January 2021, the project team is seeking Council to endorse the concept design, budget variation and engagement of Ausco Modular Pty Limited to undertake the detailed design and construction.

RECOMMENDATION

That Council endorses:

1. the concept of the unisex change rooms at Glenelg Oval;
2. an additional [REDACTED] of capital funding to proceed with the development of the unisex change rooms at Glenelg Oval;
3. the award of contract to Ausco Modular Pty Ltd for the detail design and construction of a modular building at the total project cost of [REDACTED] including site preparation, building construction and site remediation; and

RETAIN IN CONFIDENCE - Section 91(7) Order

4. that having considered Agenda Item 18.3, 32/21, Glenelg Oval Unisex Change Rooms in confidence under Section 90(2) and (3)(d&k) of the *Local Government Act 1999*, the Council, pursuant to Section 91(7) of that Act orders that the report be retained in confidence for a period of 12 months and/or the Chief Executive Officer is authorised to release the documents once Council has made a selection and that this order be reviewed every 12 months.

This order is subject to Section 91(8)(b) of the Act which provides that details of the identity of the successful tenderer must be released once Council has made a selection. In addition, Section 91(8)(ba) of the Act requires details of the amount(s) payable by the Council under a contract for the provision of cleaning services must be released once the contract has been entered into by all concerned parties.

COMMUNITY PLAN

Placemaking: Creating lively and safe places

Community: Building a healthy, active and resilient community

Community: Providing welcoming and accessible facilities

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Not Applicable.

BACKGROUND

Federal Government Grant Funding of [REDACTED] was secured by the Glenelg Football Club to build female friendly change rooms at Glenelg Oval. On 20 May 2020, Council endorsed (Motion C120520/189):

1. *The Administration submission for a funding application for the ORSR funding grant to receive matched funding [REDACTED] towards the first component of the Stage 2 Glenelg Oval Masterplan, being the new unisex Football and Cricket change rooms.*
2. *The allocation of [REDACTED] as the Council contribution for the project, subject to Council being successful in the State Government grant of [REDACTED].*
3. *That [REDACTED] for the renovations of the existing GDCC change rooms as outlined in Attachment 4, be considered as part of the 2020/21 draft budget.*
4. *That [REDACTED] for the installation of rails and sliding tracks to the two GDCC sight screens be considered a part of the 2020/21 draft budget.*

On 14 July 2020, a report was tabled at Council providing an update and the announcement of State Government's [REDACTED] contribution to the project through the Office for Recreation, Sport and Racing's Grassroots funding program. In a motion (Motion: C140720/1961), Council approved administration to proceed with new unisex change room facilities at Glenelg Oval at a total project cost of [REDACTED].

[REDACTED]

Given the traditional design and construct method did not achieve the desired outcome, market research was undertaken to consider alternative building methods that were more suitable to the budget but didn't compromise quality and functionality. Research showed that modular based systems have proven success for other sporting clubs in South Australia and nationally that meet AFL Preferred Facility Guidelines and South Australian Community Cricket Facility Guidelines. The modular method of construction proved to be realistic in relation to the budget constraints. In addition the reduction of on-site construction time and associated impact on stakeholders are more favourable. On that basis a select tender was released to the market for a full design and construction of a modular based system.

In November 2020, Administration tendered for a modular build methodology and through an evaluation, Ausco Modular Pty Ltd were identified as the preferred tenderer. Ausco's original submission met the brief and was priced at [REDACTED]. This included 2 site remediation's but excluded costs for the disposal of contaminated soil, connection and capacity or supply of services and structural issues relating to retaining wall on the southern boundary of the oval adjoining Glenelg Primary School.

REPORT

To gain a greater understanding of costs and risks associated with the modular construction onsite, further site analysis was undertaken. The project's planning analysis uncovered the following key cost risks and issues:

- Constructing on a mound with limited access for construction would be costly and unlikely to meet the approved budget.
- Existing services such as the sewer has limited capacity and requires an upgrade.
- Retaining access to the oval for games and activities during the construction would attract additional remediation costs
- To meet DDA compliant accessibility requirements the site would require costly earth removal or switch back ramping to achieve compliance
- The existing structural integrity of the retaining wall would not support additional loading or excavation that was required for the construction
- Change rooms that met the required standards had a significant foot print and required the building to be positioned on the property boundary. This required a fire rated wall to be included in the design and increased costs.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

LIFE CYCLE COSTS

Once the project is completed, the component life and additional asset value will be included in the asset register. Estimated asset life expectancy for the modular building is 30 years.

