

ITEM NUMBER: 17.1

CONFIDENTIAL REPORT

BRIGHTON OVAL COMPLEX – REDEVELOPMENT CONTRACT APPROVAL (REPORT NO: 294/18)

Pursuant to Section 83(5) 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:

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.
- 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.

Recommendation – Exclusion of the Public – Section 90(3)(b and d) 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: 294/18 Brighton Oval Complex – Redevelopment Contract Approval 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: 294/18 Brighton Oval Complex – Redevelopment Contract Approval on the following grounds:
 - b. pursuant to section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to confer a commercial advantage on persons with whom the Council is proposing to conduct

business and would prejudice the commercial position of the Council in negotiation of the tender and contract.

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.

- 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 prejudice the commercial position of the person who supplied the information in that it would disclose commercial pricing information about a tender and would confer a commercial advantage on a third party.**

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- 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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CONFIDENTIAL

Attachment 4

Project Governance Arrangement

Brighton Oval Redevelopment Project
Steering Committee

Project Delivery Team

Additional
Projects

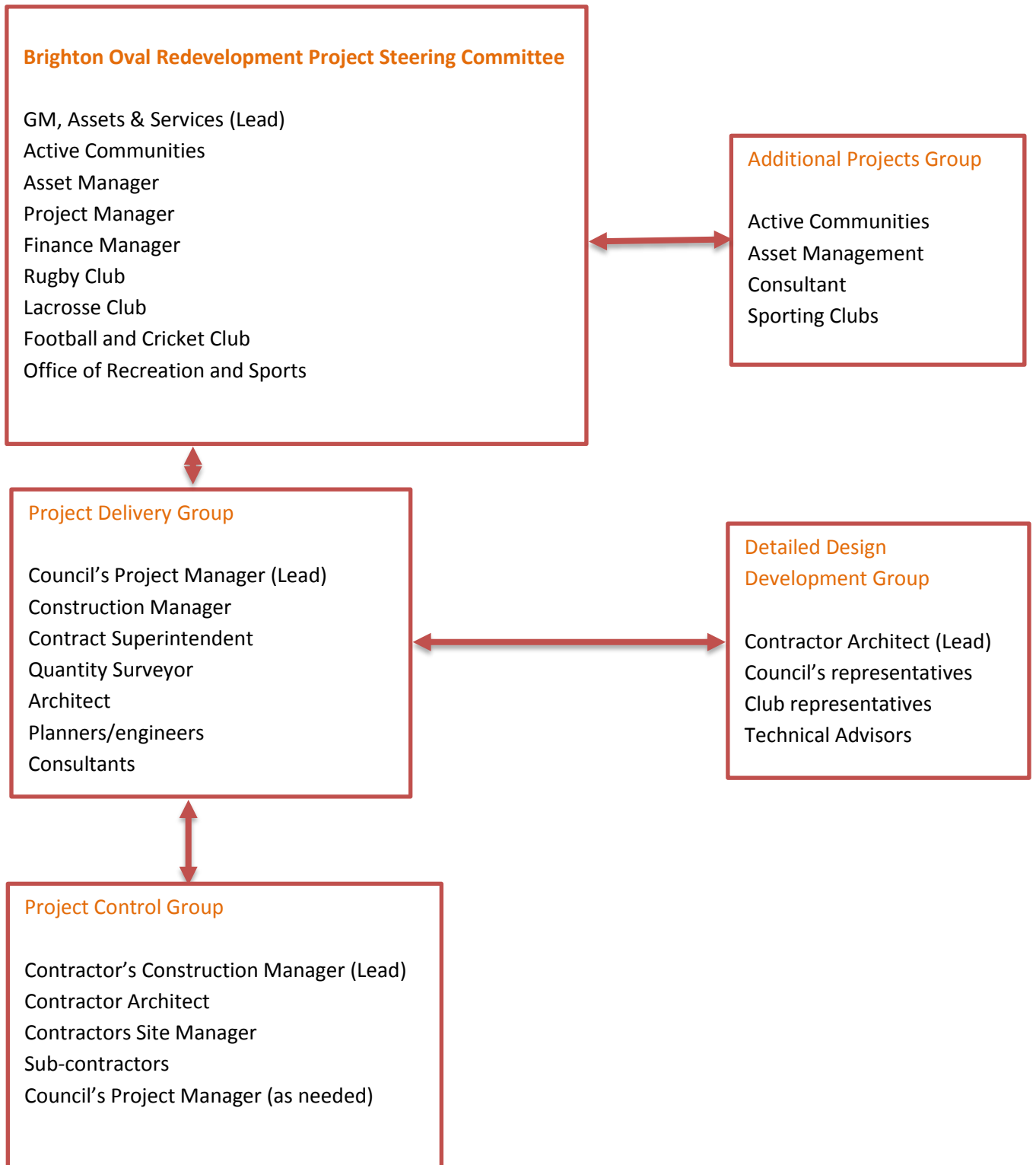
Project Control
Group

Design
Development
Group

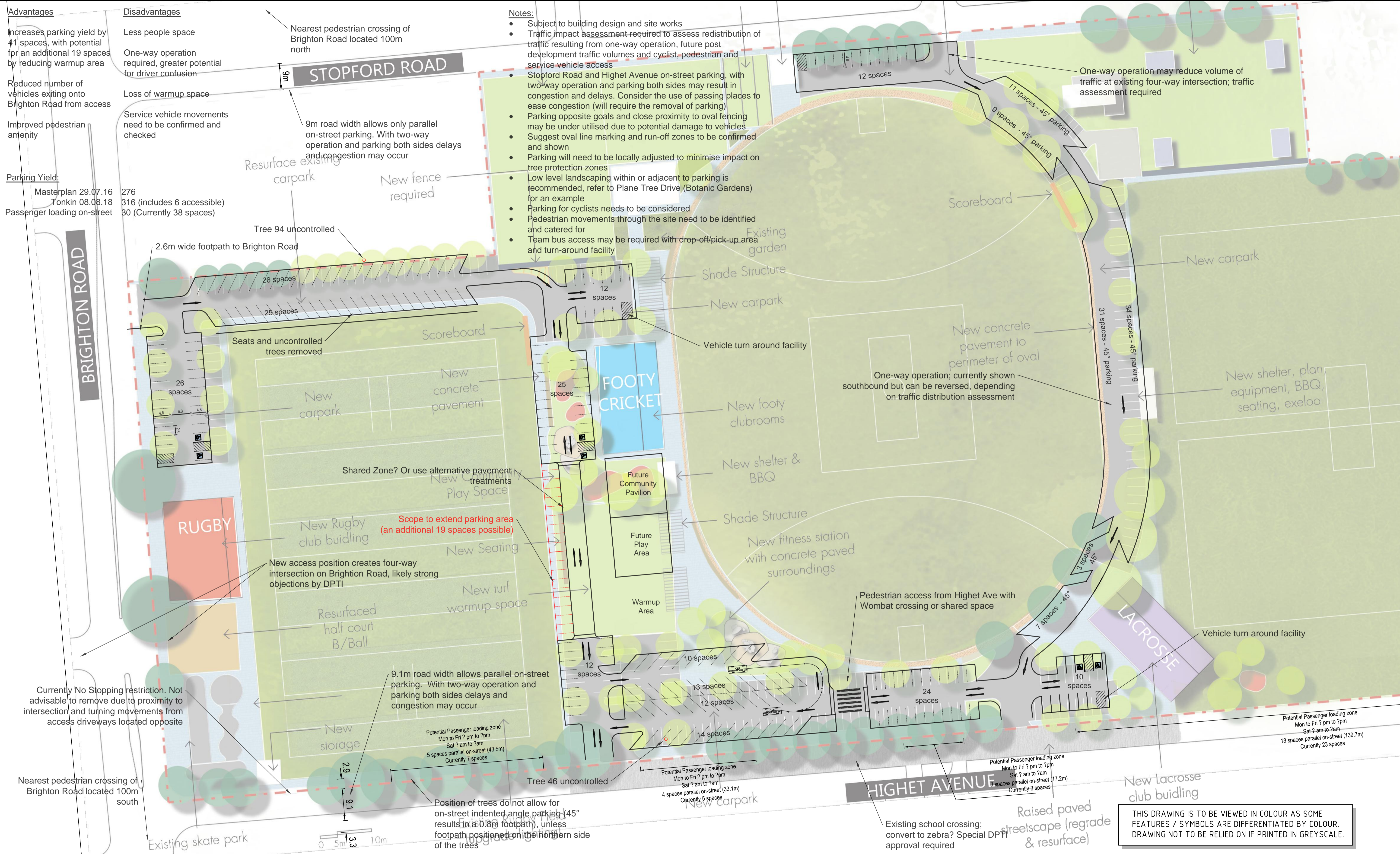
Civil Works
Team

See Membership and Reporting Lines Below

Membership and Reporting Lines



Attachment 5



Advantages

- Increases parking yield by 41 spaces, with potential for an additional 19 spaces by reducing warmup area
- Reduced number of vehicles exiting onto Brighton Road from access
- Improved pedestrian amenity

Disadvantages

- Less people space
- One-way operation required, greater potential for driver confusion
- Loss of warmup space
- Service vehicle movements need to be confirmed and checked

Parking Yield:

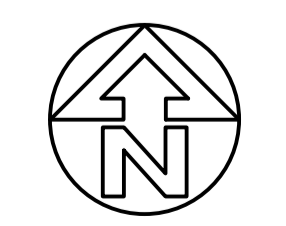
Masterplan 29.07.16	276
Tonkin 08.08.18	316 (includes 6 accessible)
Passenger loading on-street	30 (Currently 38 spaces)

- Notes:**
- Subject to building design and site works
 - Traffic impact assessment required to assess redistribution of traffic resulting from one-way operation, future post development traffic volumes and cyclist, pedestrian and service vehicle access
 - Stopford Road and Hight Avenue on-street parking, with two-way operation and parking both sides may result in congestion and delays. Consider the use of passing places to ease congestion (will require the removal of parking)
 - Parking opposite goals and close proximity to oval fencing may be under utilised due to potential damage to vehicles
 - Suggest oval line marking and run-off zones to be confirmed and shown
 - Parking will need to be locally adjusted to minimise impact on tree protection zones
 - Low level landscaping within or adjacent to parking is recommended, refer to Plane Tree Drive, (Botanic Gardens) for an example
 - Parking for cyclists needs to be considered
 - Pedestrian movements through the site need to be identified and catered for
 - Team bus access may be required with drop-off/pick-up area and turn-around facility

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSSCALE.

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK	VERIFIED	APPROVED
C	Minor amendment	9/8/18	CH	CH	M de H		
B	Client review - minor amendments	8/8/18	CH	CH	M de H		
A	For client review	31/07/18	CH	CH	M de H		

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.



Tonkin CONSULTING
www.tonkin.com.au

SHEET SIZE		A1	City of Holdfast Bay		
SCALE: NTS			Brighton Oval Complex Masterplan		
ORIGINAL SURVEY BY			Alternative Parking Arrangement		
SURVEY DATE:			Concept Only		
COORDS & DATUM	FILENAME:	20180691 BRIGHTON PARKING REV C.DWG	JOB NUMBER	SHEET NUMBER	REVISION
N/A			20180691	01	C

Attachment 6





LED OPTION

PHILIPS BVP525 SERIES

PROJECT NAME

BRIGHTON LACROSSE CLUB

SPORTSLIGHTING




STEVE TANNER
M. 0418 686 663

E. STANNER@SPORTSLIGHTINGSA.COM.AU

DATE: 25/07/2017

SCALE: NTS

REV: Page 1 of 2

Luminaire Schedule						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts
	8	ANB-LO	183011	0.900	BVP525 OUT T30 50K A-NB/30 +LO	1301.52
	14	ANB	193662.5	0.900	BVP525 OUT T30 50K A-NB/30	1392
	1	AMB-LO	183011	0.900	BVP525 OUT T30 50K A-MB/30 +LO	1301.52

Calculation Summary						
Project: Project_1						
Label	Units	Avg	Max	Min	Min/Avg	Min/Max
MAIN PITCH	Lux	207.05	329	128	0.62	0.39
PRACTICE PITCH	Lux	111.67	195	31	0.28	0.16

Calculation Summary			
Project: SPILL			
Label	CalcType	Units	Max
FENCELINE EAST_III_Seg1	Obtrusive Light - III	Lux	10
FENCELINE North Bndry_III_Seg1	Obtrusive Light - III	Lux	7
FENCELINE North Bndry_III_Seg2	Obtrusive Light - III	Lux	2
FENCELINE North Bndry_III_Seg3	Obtrusive Light - III	Lux	10
FENCELINE OPPOSITE_III_Seg1	Obtrusive Light - III	Lux	9

Obtrusive Light - Compliance Report

AS 4282-1997, Pre-Curfew, Residential - Dark Surrounds
 Filename: Brighton Lacrosse PRACTISE2
 25/07/2017 10:53:45 AM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (5):

Calculation Label	Test Results	Max. Illum.
FENCELINE North Bndry_III_Seg1	PASS	7
FENCELINE North Bndry_III_Seg2	PASS	2
FENCELINE North Bndry_III_Seg3	PASS	10
FENCELINE EAST_III_Seg1	PASS	10
FENCELINE OPPOSITE_III_Seg1	PASS	9

PHILIPS



Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	ANB	-58.755	-38.706	25.25	41.061	37
2	ANB	-58.755	-38.606	24.75	42.071	37
3	ANB	-58.755	-37.706	25.25	44.695	36
4	ANB	-58.755	-37.606	24.75	45.518	36
5	ANB-LO	54.155	-37.176	24.75	147.033	37
6	ANB-LO	54.155	-37.076	25.25	147.756	37
7	ANB-LO	54.155	-36.176	24.75	148.182	37
8	ANB	54.155	-36.076	25.25	148.668	37
9	ANB	-57.255	31.706	25.25	319.165	35
10	ANB	-57.255	31.806	24.75	317.554	35
11	ANB	-57.255	32.706	25.25	327.051	36
12	ANB	-57.255	32.806	24.75	326.037	36
13	ANB	-57.155	33.294	25.25	35.344	37
14	ANB	54.155	31.706	25.25	211.332	37
15	ANB	54.155	31.806	24.75	211.818	37
16	ANB-LO	-57.155	34.294	25.25	35.011	37
17	ANB-LO	54.155	32.706	25.25	212.244	37
18	ANB-LO	54.155	32.806	24.75	212.967	37
19	ANB	54.155	33.294	25.25	144.656	37
20	ANB-LO	54.155	34.294	25.25	144.989	37
21	ANB	-33.75	99.25	18	270	35
22	AMB-LO	-0.5	99.25	18	270	32
23	ANB-LO	33.5	98.75	18	270	30



LED OPTION

PHILIPS BVP525 SERIES

PROJECT NAME

BRIGHTON LACROSSE CLUB

SPORTSLIGHTING

STEVE TANNER
M. 0418 686 663

E. STANNER@SPORTSLIGHTINGSA.COM.AU

DATE: 25/07/2017

SCALE: NTS

REV: Page 2 of 2

17.1 **Brighton Oval Complex – Redevelopment Contract Approval (Report No: 294/18)****Motion****C280818/1274****Recommendation – Exclusion of the Public – Section 90(3)(b and d) 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: 294/18 Brighton Oval Complex – Redevelopment Contract Approval in confidence.
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Moved Councillor Lonie, Seconded Councillor Bouchee

Carried

Brighton Oval Complex – Redevelopment Contract Approval (Report No: 294/18)

At its meeting on 10 July 2018, Council approved the calling of tenders for a Managing Contractor to manage the design and construction of the three (3) new clubrooms under the Brighton Oval Building Redevelopment. A Request for Tender was subsequently issued to four short-listed companies with tenders closing at 5.00pm on 10 August 2018.

An evaluation panel was established which reviewed the four written tenders. A subsequent interview was conducted with the two preferred tenderers to assist with final selection. On the basis of the evaluation, Administration recommends that Cook Building be awarded the contract to undertake the role of Managing Contractor for the proposed Brighton Oval Building Redevelopment.

The contract price and delivery programs are aligned with the available budget (\$8.17m) over the two financial years (commencing in 2018/19). The RFT did not seek, and the tender did not provide, a price for the actual construction. Instead the RFT sought the price for the managing Contractor to undertake the detailed design and to manage the overall construction activities. A price for the actual construction will be negotiated with the contractor once the detailed design reaches the 30% design stage.

This paper provides details of the tender evaluation for the Managing Contractor, the recommendation to appoint Cook Building and summary of the contract approach, risk management, planning approval process and the project budget.

A range of processes are in place to ensure the direct construction costs remain within the budget target including negotiating a Guaranteed Maximum Price for construction of the three (3) buildings, a program of design and cost reviews and an open book partnership with the Managing Contractor to facilitate value engineering and resolution of design issues.

Note that the lighting replacement at the Lacrosse club is a separate project and not part of this recommended construction contract.

Motion**C280818/1275****That Council:**

1. Authorise the Brighton Oval Building Redevelopment Project (including upgrading sports lighting to one (1) Lacrosse pitch) to proceed to construction based on a total project budget of \$8,170,000 subject to successful Development Approval;
2. Note the attached tender evaluation report for the Brighton Oval Building Redevelopment and award the Managing Contractor contract to Cook Building at a contract price of \$7,350,000 (excl GST) comprising:
 - (a) Managing Contractor costs of \$899,610 (excl GST)
 - (b) direct construction costs of \$6,450,390 (excl GST)
3. Authorise the Chief Executive Officer to execute the contract with Cook Building for the delivery of Brighton Oval Building Redevelopment subject to any necessary minor amendments; and
4. Grant landlord consent to install the proposed lighting upgrade for the Lacrosse club, subject to satisfactory design and Development Approval.
5. That Administration bring the following matters to Council for approval:
 - 30%, 70% and 100% designs
 - Guaranteed maximum price
 - Any major variations or changes outside delegations (or 5% of project budget)

Moved Councillor Lonie, Seconded Councillor Bouchee

Carried**Division called**

A division was called and the previous decision was set aside:

Those voting for: Councillors Aust, Bouchee, Bradshaw, Charlick, Clancy, Lonie, Patton, Smedley, Snewin and Yates (10)

Those voting against: Nil (0)

Her Worship the Acting Mayor declared the motion

Carried**RETAIN IN CONFIDENCE - Section 91(7) Order****C280818/1276**

5. That having considered Agenda Item 17.1 Brighton Oval Complex – Redevelopment Contract Approval (Report No: 294/18) in confidence under section 90(2) and (3)(b and d) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that:

- (a) the discussion, report, attachments, minutes, tender and contract documents be retained in confidence until execution of the contract and/or the Chief Executive Officer is authorised to release the documents when such release would no longer confer a commercial advantage and/or prejudice the commercial position of the person who supplied the information and that this order be reviewed every 12 months; and
- (b) the report, attachments, minutes, tender and/or contract documents be made available in confidence to the Audit Committee for review as necessary.

Moved Councillor Lonie, Seconded Councillor Bouchee

Carried

CONFIRMED

Tuesday 11 September 2018

ACTING MAYOR

CONFIDENTIAL