

ITEM NUMBER: 18.4

CONFIDENTIAL REPORT

FORMER BUFFALO SITE DETAILED DESIGN

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:

- 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)(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: 358/22 – Former Buffalo Site Detailed Design 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: 358/22 – Former Buffalo Site Detailed Design on the following grounds:
 - 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 design services for the former Buffalo site.
 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.
-

Item No: 18.4

Subject: **FORMER BUFFALO SITE DETAILED DESIGN**

Date: 23 August 2022

Written By: Team Leader, Sport and Recreation Planning

General Manager: Strategy and Corporate, Ms P Jackson

SUMMARY

A design budget of \$200,000 for the former Buffalo site was approved by Council through the 2021/22 Annual Business Plan. In addition, Council was successful in receiving a further \$100,000 from the State Government through the Open Space and Places for People Grants from the Planning and Development Fund.

On 12 April 2022, Council endorsed a final concept for the former Buffalo site redevelopment. The tender for detailed design was then opened on 27 May 2022 and closed on 17 June 2022. A total of five submissions were received, one of which was not compliant and the remaining four submissions were assessed in accordance with Council's procurement criteria. Based on this criteria, Tonkin was the preferred contractor for the design services, however the fee submitted by Tonkin exceeded the total design budget available.

Although Tonkin's project team contains a maritime engineer who will be providing expertise into designs relating to the interface with water on the edge of the Patawalonga, it is also proposed that additional budget is required to commission engineering advice that will provide better insight to the cost of construction prior to commencing design development.

RECOMMENDATION

That Council:

- 1. notes that further investigation and analysis be undertaken prior to commencing detailed design of the Buffalo site design.**
- 2. approves \$30,000 of the former Buffalo site design budget to be allocated towards site investigations and analysis;**
- 3. notes a project update will be provided to the public via yourholdfast and notification to the former Buffalo site consultation database; and**

RETAIN IN CONFIDENCE - Section 91(7) Order

4. That having considered Agenda Item 18.4 358/22 – Former Buffalo Site Detailed Design in confidence under section 90(2) and (3)(K) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report and minutes be retained in confidence and the Chief Executive Officer is authorised to release the documents when relevant financial information is redacted from the documentation and that this order be reviewed every 12 months.
-

STRATEGIC PLAN

Through design services, this report relates to ensuring the City's Wellbeing Aspirations 2030 – Our beaches and Council-controlled public areas are accessible and inclusive. This project contributes to community wellbeing by establishing community hubs that integrate community support, recreational and commercial services.

Strategic alignments with the following documents:
Open Space and Public Realm Strategy 2018-2030
Disability Access and Inclusion Plan 2020-2024

COUNCIL POLICY

Procurement Policy

STATUTORY PROVISIONS

Local Government Act 1999 and Regulations

BACKGROUND

A design budget of \$200,000 for the former Buffalo site was approved by Council through the 2021/22 Annual Business Plan. In June 2021, Council was also successful in receiving a further \$100,000 from State Government through the Open Space and Places for People Grants from the Planning and Development Fund.

Based on feedback from the consultation results as well as internal and external stakeholders, a final concept with a high level cost estimate was developed. At a Council meeting on 12 April 2022, Council resolved (Motion C120422/2589) to endorse the concept design for the revitalisation of the former Buffalo site.

At this time, it was highlighted that the detailed design will be undertaken in consideration of a potential staging approach for implementation, specifically prioritising the interface with the edge of the Patawalonga. The concept design proposes a connection to the water's edge, increasing the complexity required to remediate the existing site in comparison to capping the foundations and constructing an elevated platform over the top of the site. The concept design is likely to

require further excavation and removal resulting in more extensive engineering designs and higher disposal cost of soil.

REPORT

Tender Process

The original design budget was based on a more modest assumption of concept plans and the tender submission's fees reflect the more complex concept design that was endorsed by Council on 12 April 2022. The concept design was put out to tender between 27 May 2022 and 17 June 2022. Five submissions were received, one non-complying and four complying submissions. The submission received by Tonkin scored the highest against Council's criteria based on experience, resourcing, methodology, social and environmental responsibility and supporting local. Whilst [REDACTED] scored highest, the fee submitted was [REDACTED]. Three of the four tenders exceeded available budget with the other tender omitting some key steps.

The final assessment demonstrated that Tonkin's score gave more confidence in delivering a successful design and constructability outcome for the project. Tonkin has previously undertaken work within the City of Holdfast Bay including Brighton Oval, Chapel Street and Bouchee Walk detailed design. In addition, Tonkin and their subcontractors have had experience working on similar relevant projects to the work required on the edge of the Patawalonga such as the Renmark Riverfront and the NSW Marine experience including floating pontoons on rivers edge. Tonkin also presented a fee option to stage the approach of detailed design with an indicative fee of [REDACTED] to [REDACTED] to undertake design of the former Buffalo foundations and walkway.

Methodology

Given the complexity of the site, the first step will be to undertake further geotechnical investigations separately, obtain options and cost estimates to either remove the former Buffalo foundations and dispose or to partially remove and cap the foundations and build on top of the foundations. It is likely that this first investigative phase will cost \$30,000. A hold point will ensue for consideration before moving into detailed design, allowing Council to have flexibility to amend the endorsed concept or terminate the contract if required. Any risks that arise that are likely to change the concept and project budget will be communicated with Council.

A hold point will also be included in the contract following the 100% design completion, holding off on the documentation for tender and construction until a construction budget is approved.

BUDGET

The 2020/21 Annual Business Plan included \$75,000 for concept development and community consultation on the two options. \$66,000 of this budget was spent with \$9,000 remaining. The 2021/22 Annual Business Plan included \$200,000, in addition to funding of \$100,000 from State Government's Open Space Grant program. Total remaining project budget is as follows:

City of Holdfast Bay (concept)	\$9,000 (2020-2021)
City of Holdfast Bay (detailed design)	\$200,000 (2021-2022)
Open Space Grant Program (detailed design)	\$100,000 (2022)
Total	\$309,000

The submission received by [REDACTED] included a fee proposal of [REDACTED] (excluding GST), excluding service locating/depthing, geotechnical and environmental surveys work which is required before design commences. Based on the information provided, there is a budget shortfall of [REDACTED] for design, excluding contingencies. In consideration of geotechnical and environmental engineering, an additional \$30,000 will also be required prior to design commencing.

Next Steps

Recommendations following site investigations will determine next steps and key decisions for detailed design. A hold point will be undertaken to allow for consideration of the site investigations, review of geotechnical information and impacts on the approved concept design and potential construction budget.

Administration will provide a project update to the public via Council's communication and engagement channels used for previous engagements. This will include a webpage update on yourholdfast.com/BuffaloGlenelg and email notification to the database of those who have participated in previous consultations for the project.

The procurement process will remain on hold until results of the site investigations are considered. Therefore confidentiality will be maintained until the tender process is finalised.

LIFE CYCLE COSTS

Not applicable