

Seaview High School Sports Facilities Partnership - Confidential Appendix

Originating Officer	Community Facilities Planner - Sean O'Brien
Corporate Manager	Manager City Property - Megan Hayward
General Manager	General Manager City Development - Abby Dickson
Report Reference	GC260319F04

Confidential



Confidential Motion

That:

- Pursuant to Section 90(2) and (3)(b) (i) (ii) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Chief Executive Officer; Vincent Mifusd, General Manager Corporate Services; Abby Dickson, Manager City Development; Tony Lines, Manager City Services, Kate McKenzie, Manager Corporate Governance, Craig Clarke, Unit Manager Communications, Jaimie Thwiates, Unit Manager Governance and Records; Victoria Moritz, Governance Officer; Megan Hayward, Manager City Property, James O'Hanlon, Unit Manager Sport & Community Facility Development and Sean O'Brien, Community Facilities Planner be excluded from the meeting as the Council receives and considers information relating to the Seaview High School Facilities Partnership, upon the basis that it is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential on the grounds that the report contains information of a commercial nature and would on balance, be contrary to the public interest.**

REPORT OBJECTIVE

The purpose of this report is to provide supporting confidential financial information, to enable Council to identify the preferred option for the proposed development of tennis courts and community facilities at Seaview High School or Tarnham Road.

EXECUTIVE SUMMARY

At the 14 August 2018 General Council meeting Council endorsed the development of a costed concept design for Seaview High School to redevelop new tennis and netball courts with lighting, car parking, landscaping and a clubroom to support use of the schools open space playing fields and courts. (GC140814R02).

A costed concept design (appendix 1 and 2) has been developed which includes;

1. New amenities building compliant with AFL Preferred Facility Guidelines that includes a
2. social/meeting/class room. The building is intended to be multipurpose and support community and
3. school use of the school ovals and playing fields as well as the new courts to be constructed.
4. 6 New outdoor courts (4 Tennis and 2 Multipurpose tennis and netball courts) with lighting
5. Car parking – linked to the building providing disability access
6. Landscaping of surrounds

The design has been estimated at a total cost of \$3,212,816.

The design process lead to a number of additional items that needed to be considered since the option 1 cost estimate of \$1,987,875 was presented to Council in August 2018.

- Additional toilets; separate male female disability toilets to cater for children and spectators not participating in club activities.
- Contamination Risk: A risk allowance has made for the disposal of intermediate waste fill that currently exists beneath the existing tennis court surface.
- Viewing shelters to the courts
- Exposed Aggregate Pavers in the highly visible and heavily used public terrace area
- The timber decking to the north east corner assists in dealing with the level difference beyond the soccer pitch by providing a continual flat level soccer pitch by providing a continual flat level
- The eastern canopy extension by an additional 35m² provides undercover weather protection for visitors watching the games on the soccer and football fields
- Detention Tank for Stormwater. A 17,000L stormwater above ground detention tank is required to meet the Marion/ Holdfast Bay Stormwater Management Plan

Due to the higher than expected cost it is recommended that Council cease exploring the development of a joint school and community facility at Seaview High School and undertakes further investigations to the renewal of the Tarnham Road Reserve.

The attached financial information is to be read in conjunction with the public report Seaview High School Community Facilities.

RECOMMENDATION

That Council:

- 1. Note the information contained within Appendix 1**
- 2. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the report, Confidential - Seaview High School Facilities Partnership, and any appendix arising from the report having been considered in confidence under Section 90 (2) 3 (b) (i) and (ii)90 (2) 3(b) (i) and (ii) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2019.**

DISCUSSION

Attachment

#	Attachment	Type
1	Cost Estimate	PDF File

SEAVIEW HIGH SCHOOL

February 2019 Update

Location Summary

Rates Current At February 2019

Location	Total Cost
A CARPARK & SITE WORKS	
A1 Carpark & Site Works	311,127.50
A2 Site Services Infrastructure	175,000.00
A - CARPARK & SITE WORKS	\$486,127.50
B CHANGE ROOM BUILDING	
B3 Change Room - SK13	1,076,224.00
B - CHANGE ROOM BUILDING	\$1,076,224.00
C TENNIS COURT & CRICKET NETS	
C1 Tennis Court	854,779.50
C2 Cricket Nets	99,665.00
C - TENNIS COURT & CRICKET NETS	\$954,444.50
E PROFESSIONAL FEES	
E1 Professional Fees & Charges	184,830.00
E - PROFESSIONAL FEES	\$184,830.00
F ADDITIONAL ITEMS TO MAY 2018 ESTIMATE	
F1 Contamination Risk & CEMP	85,525.00
F2 Southern Viewing Court Shelters	54,700.00
F3 Western & Eastern Viewing Shelter	40,300.00
F4 Extra for Exposed Aggregate Pavers	36,465.00
F5 Extra for Timber Deck	42,665.00
F6 Extend Eastern Canopy to 75m2	20,700.00
F7 Extra for 'Flick Form' Main Canopy including additional social space glazing	71,310.00
F9 Detention System & Large 600mm Pipe	23,650.00
F10 Mechanical / Electrical System Requirements	21,675.00
F11 Solar / PV System incl. Roof Safety Access	34,200.00
F12 DPTI Building Management Fees	80,000.00
F - ADDITIONAL ITEMS TO MAY 2018 ESTIMATE	\$511,190.00
ESTIMATED TOTAL COST	\$3,212,816.00