

17.3 BMX Pump Track Procurement

Report Reference	GC220412F17.3
Originating Officer	City Activation Senior Advisor – Brett Grimm
Corporate Manager	Manager City Activation - Charmaine Hughes
General Manager	Acting General Manager City Development - Tony Lines

CONFIDENTIAL MOTION

That pursuant to Section 90(2) and (3)(k) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager of the Office of the CEO, Chief Financial Officer, Manager City Activation, Senior Advisor City Activation, Executive Officer to the General Manager City Development, Unit Manager Governance and Council Support, Executive Officer to the CEO, be excluded from the meeting as the Council receives and considers information relating to the BMX Pump Track Procurement, upon the basis that the Council 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 given the information relates to a current procurement process.

REPORT HISTORY

Report Reference	Report Title
GC210622R12	SWBMX – Scope of the Pump Track
GC210727M14.2	Recission Motion SWBMX Scope of Pump Track

REPORT OBJECTIVE

The purpose of this report is to provide Council with an update on the progress of the Sam Willoughby BMX (SWBMX) facility pump track and to seek Council's direction to fund the budget shortfall to deliver the pump track to Union Cycliste Internationale (UCI) standards.

EXECUTIVE SUMMARY

At the 27 July 2021 General Council meeting, Council resolved to proceed with a UCI asphalt pump track. The pump track is being developed as a separable portion to the SWBMX track, and is proposed to be located to the south of the SWBMX car park.

UCI has confirmed that the only UCI accredited track design and construct builder globally is Velosolutions. Council staff have been in discussions with Velosolutions seeking a detailed design and construct proposal. This report details the procurement process and proposal with noted significant budget shortfall to achieve a UCI accredited track.

Additional material has been provided in Attachment 3 to support Elected Member request for information.

That Council:

1. Resolves to address the shortfall in funding to develop a UCI accredited pump track through:
 - a. Allocating additional funding up to _____ to be incorporated into the 2022-23 Annual Business Plan to deliver a UCI accredited pump track at the Sam Willoughby BMX Facility, noting the timelines to deliver will be post July 2022 due to contractor availability.

Or
 - b. Seeking a Government (State or Federal) and/or Onkaparinga Council funding contribution of 50% of the costs (_____ to deliver the UCI pump track at the Sam Willoughby BMX Facility with Council to allocate the remaining required funding of up to _____ to be incorporated into the 2022-23 Annual Business Plan, noting the timelines to deliver will be post July 2022 due to contractor availability.

Or
 - c. Not allocating or seeking additional funds to deliver a UCI accredited pump track and foreshadows a recission motion be brought to a subsequent General Council Meeting by a report from the Chief Executive Officer pursuant to Regulation 21 of the Local Government (Procedures at Meetings) Regulations, to then allow Council to consider alternative options to deliver a pump track.
2. In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that Attachment 2 and Attachment 3 to this report, BMX Pump Track Procurement, and the financial information within the report, Attachment 1 and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(k) 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 2022.

At the General Council meeting on 27 July 2021 (GC210727M14.2), a recession motion was tabled to change the scope of the pump track at the Sam Willoughby BMX (SWBMX) Facility from a hybrid (dirt and bitumen) track to a bitumen UCI pump track. The motion was brought to Council based on feedback from then Minister Speirs, the community, and the Cove BMX club that a bitumen track would be preferred. A budget allocation of _____ was provided within the resolution for the design and construction of the new pump track.

A UCI accredited pump track has the potential to attract World Class Red Bull racing events to Adelaide and would complement the new SWBMX facility.

In 2018, Velosolutions in conjunction with Red Bull launched the first global pump track race series, the Red Bull Pump Track World Championships. In 2019 they joined forces with the Union Cycliste Internationale and became the Red Bull UCI Pump Track World Championships.

The UCI has advised that a UCI pump track can only be delivered by one accredited pump track builder world-wide being Velosolutions. Currently there are no guideline specifications available for UCI accredited track design and construction. Furthermore, there is no defined process for contractor UCI accreditation, limiting the market approach.

Through conversation with Velosolutions we have been advised that there is only one existing UCI accredited pump track within Australia, being in Mount Gambier which has hosted two world

championship qualifiers, December 2019, and May 2021. There are currently two new facilities being built in New South Wales (Port Macquarie and Camden) and planning for one in Otways, Victoria, which will be UCI accredited. Furthermore, Velosolutions advise that each track is designed for each individual site with unique riding qualities.

A UCI accredited track would support future opportunities to market the site for national and international events including UCI Red Bull and World Championship Qualifiers. This would provide an opportunity to leverage diversity of international and national BMX events associated to the SWBMX track, enhancing the visitor economy.

A Request for Proposal was sent to Velosolutions for the design and construct of the pump track. After numerous attempts for a response, Velosolutions provided two high level options for the construction of a pump track at Majors Road. The designs are representative of what could be achieved (Attachment 1). If appointed, Velosolutions will produce new plans to fit the site, the brief and feedback from key stakeholders. A summary of the options is below. Refer to Attachment 2 for a summary of the tendered submission and pros and cons of options.

1. Option 1 - UCI accredited pump track

UCI track of approx. 210 metres in length and built to specifications as a UCI track. This would be a track that could host UCI events up to World Championship Qualifier.

2. Option 2 - Smaller track (not UCI accredited for world championships) - high level estimate price tendered

Smaller pump track of approx. 110 metres in length and built to the same specifications as a UCI track for construction techniques. The track would still provide an enjoyable ride, and pump track events could still run, but not at UCI World Championship Qualifier level.

City of Marion staff sought clarification and review of the proposals for Option 1 (accredited track for world championship qualifiers) to ensure provision of geotechnical requirements to the reactive soils was included in scope. Velosolutions sought a quote from a local civil earthworks contractor for soil remediation works to stabilise the subgrade material below the pump track (similar to the works required below the SWBMX track).

Given Velosolution's monopoly in the global pump track market, they are not prepared to share their intellectual property, being the UCI design specifications or guidelines for a pump track with Council. This makes it challenging for Council to seek comparable proposals from other local track builders or to document what Velosolutions would construct as a pump track.

Council staff have sought an alternative contractor pricing for a similar service level (200-210 metres in length, asphalt sealed pump track) to validate the pricing (albeit not UCI accredited). Refer Attachment 2 for alternative offer - Option 3.

Based on tendered offers, it has been validated that the UCI accredited track build has significant cost variance to alternative offers of a similar scope, confirming the accreditation and specialised certification does incur a significant premium.

Based on the tendered offers and current Council resolution to implement a UCI accredited pump track, consideration of additional funds is required or a recission motion to review the level of service and UCI standard requirements. If additional funding is not supported a recission motion would foreshadow this report to enable administration to propose alternative options to develop a pump track at the SWBMX site.

To support the evaluation of the tendered offer, additional information has been investigated following a request from Elected Members (refer Attachment 3).

Funding

Throughout the design of the SWBMX track, a provisional sum of _____ was prescribed for a future pump track.

At the General Council meeting on 9 February 2021 (GC2102029F07), Council resolved to proceed with detailed design and delivery of the pump track at the SWBMX Facility with expenditure of up to [redacted] from the SWBMX project contingency in the first instance, with any balance from the Asset and Sustainability Reserve. An additional [redacted] was later allocated (GC210727M14.2) to support the requirements for soil remediation due to the reactive soils.

The tendered submissions respond to a UCI accredited service provision. The scope of works entails an asphalt track build. Refer to Attachment 2 for a summary of the tendered proposals.

With there being a budget shortfall due to the soil remediation and track build costs, Council could fund the [redacted] gap through Council's 2022/23 Budget or seek 50% funding contribution of [redacted] from the State or Federal Government and/or City of Onkaparinga as funding partners for the SWBMX facility with remaining funding shortfall of [redacted] to be allocated from Council's 2022/23 Budget.

Consultation

Council staff understand there is local rider interest in being involved in the design process. Staff acknowledge the importance of local rider knowledge and input to the process and will seek to engage a small stakeholder group in a design review with the engaged contractor.

If Council resolves to proceed with a UCI accredited track there is likely to be limited scope for design modifications to achieve a certified standard compliance. An alternative service level track design and construct process is likely to provide a more flexible stakeholder design review opportunity.

City of Marion staff will engage with Department Environment and Water as per lease agreement requirements.

It has been confirmed that planning approval is not required for the pump track.

Program

The project will not be able to commence until after July 2022 regardless of whether the pump track is UCI accredited or not.

Preliminary design and construct programs tendered by parties illustrate approximately 10-12 weeks. Commencement and completion dates to be negotiated with nominated contractor.

ATTACHMENTS

1. Attachment 1 [17.3.1 - 2 pages]
2. Attachment 2 Procurement Summary (2) [17.3.2 - 3 pages]
3. Attachment 3 Pump Track RFI (5) [17.3.3 - 11 pages]



Option 1 - UCI accredited

Note: Draft concept subject to change

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Option 2 Smaller track Not UCI accredited

Note: Draft concept subject to change

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