



## SWBMX and Southern Soccer Facilities - Approval to Call Tenders for Construction

<b>Originating Officer</b>	Project Manager Strategic Projects - Carla Zub
<b>Corporate Manager</b>	Manager City Activation - Greg Salmon
<b>General Manager</b>	General Manager City Development - Ilia Houridis
<b>Report Reference</b>	GC201013F01

### Confidential



### Confidential Motion

That pursuant to Section 90(2) 3(b)(i) and (ii) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Ilia Houridis, Tony Lines, Sorana Dinmore, Kate McKenzie, Greg Salmon, Carla Zub, Craig Clarke and Jaimie Thwaites, be excluded from the meeting as the Council receives and considers information relating to the report *SWBMX and Southern Soccer Facilities - Approval to Call Tenders for Construction*, 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 relating to matters pertaining to commercial operations of a confidential nature, the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information and could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council.

### REPORT OBJECTIVE

This report seeks Council's endorsement to undertake a tender call for a lead construction contractor to deliver the Sam Willoughby BMX (SWBMX) and Southern Soccer Facility developments. The report also provides Council with current cost estimates for delivery of the facilities including associated site and construction costs.

### EXECUTIVE SUMMARY

The SWBMX and Southern Soccer Facilities Projects design development phases are nearing completion with the next step to call tenders for construction to deliver both projects.

This report provides Council with an overview of both the SWBMX and Southern Soccer Facilities projects including the scope, final designs and the cost plan estimates for the facilities and associated sites.

The designs prepared by the consulting team lead by Greenway Architects are attached as Attachment 1 and 2. The design for the SWBMX facility includes a new facility comprising of the UCI track with 5m and 8m start hills, track lighting, clubroom and on site car parking. The design for Southern Soccer includes three pitches (with provision to accommodate a fourth pitch at future date subject to funding), clubroom with function space and change room amenities, pitch lighting and on site car parking.

The Council approved overall project budget for both developments is \$12.8 million;

- \$5.8 million for the SWBMX facility; and,
- \$7.0 million for the Southern Soccer facilities.

The attached cost estimate has been provided by cost consultants Rider Levett Bucknall (Attachment 4). The cost estimate includes contingency during construction phase of the projects to address any latent conditions (inclement weather or unknown site services). It also considers the efficiencies and economies of scale should both projects be delivered by one contractor.

The project time frames have the developments complete and opened in September 2021. Due to the poor clay soil conditions on Majors Road, the bulk earth works must occur over the summer months. To achieve this deadline, the procurement of the lead construction contractor must be engaged in late November 2020 and commence in early December 2020.

## RECOMMENDATION

**That Council:**

- 1. Endorses the developed designs for the SWBMX and Southern Soccer Facility developments (Attachment 1 and Attachment 2).**
- 2. Approves call for tender for a lead construction contractor to deliver the SWBMX and Southern Soccer developments.**
- 3. Authorises the Chief Executive Officer to:**
  - 3.1. execute the Licence to Construct for each site with the Department for Environment and Water.**
  - 3.2. award the construction contract for the SWBMX Project on the basis that the final tender price is within the endorsed project budget of \$5.8 million, accounting for all project costs.**
  - 3.3. award the construction contract for the Southern Soccer Project on the basis that the final tender price is within the endorsed project budget of \$7 million, accounting for all project costs.**
- 4. Note City Property will prepare a report to Council regarding the long term lease arrangements at Majors Road with the State Government.**
- 5. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report and appendices, SWBMX and Southern Soccer Facilities Developments - Approval to Call Tenders for Construction, having been considered in confidence under Section 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.**

## GENERAL ANALYSIS

### BACKGROUND

Over the last five years, Council has explored opportunities for the delivery of the Southern Soccer and SWBMX Facilities (refer to Attachment 3 for a summary of key milestones). With design and documentation now complete, the next step for the projects is to progress to tender call for construction.

The projects will deliver quality clubrooms and community facilities to cater for site users and wider community for generations to come. Both sites have received endorsement from their respective clubs and peak bodies with Sam Willoughby approving the SWBMX track and Michael Carter, CEO of Football South Australia providing endorsement for the Southern Soccer facility layout.



The BMX track is currently being reviewed for Union Cyclist International (UCI) accreditation. Luke Madill, UCI's International track certifier, has been involved throughout the design process and is the approving authority. UCI certification is required for World Cup and World Championship events that will attract local and national tourism to the City of Marion.

The Cove BMX and Happy Valley BMX Clubs will relocate to the new SWBMX facility at completion with the Cove Football (Soccer) Club to move following their 2021 football season.

The design consultancy team are finalising the design documentation with construction of the new facilities to commence in December 2020. Development approval and building certification are currently being sought and will be received prior to construction commencing.

The Department for Environment and Water (DEW) has provided approval for the clearance of native vegetation on both sites. Administration is finalising the licence to construct and leases for access to the land with DEW. DEW will provide Council with the licence to construct on the Crown Land sites for the construction period. A separate report will be presented to Council by City Property to seek approval to enter into long term leases (initial term of 25 years with rights of renewal for a further 15 years, with annual rental of \$1 per annum) at completion of the developments for each site.

To achieve the removal of the highly reactive soil from the sites over the summer months, the lead construction contractor must be engaged in November 2020. The construction time frame is approximately 9 months which includes an allowance for contingency due to latent conditions (such as inclement weather or unknown site services).

In addition, the funding agreements with the Office Recreation, Sport and Racing (ORSR) has an end date of 31 December 2020 for the SWBMX facility and construction commencement date of November 2020 for the Southern Soccer facilities. Council can demonstrate that it is committed to the projects through the call of tenders to enable an extension to the Agreement to be sought for SWBMX and the time frames continue on track for the Southern Soccer Facilities.

## **PROJECT BUDGET**

The overall budget of \$12.8 million for the projects comprise:

\$5.8 million for SWBMX

- \$3.3 million ORSR
- \$1.75 million City of Marion
- \$750,000 City of Onkaparinga

\$7 million for Southern Soccer Facility

- \$2.5 million ORSR
- \$4.5 million City of Marion

The designs for each development respond to the scopes and site constraints, particularly dealing with the highly reactive soils.

The current tender estimates are:

- \$5.675 million for SWBMX (below the approved project budget of \$5.8 million)
- \$7.420 million for Southern Soccer (above the approved project budget of \$7.0 million).

The approved budget will not be exceeded. The total project pre-tender estimate provided by the cost consultant is 2.3% above the approved budget allocation. Administration is seeking to progress to tender as the estimate is within an acceptable threshold +/- 5% of the approved budget to test the market and seek proposals at or below the approved budget.

The current tendering climate is showing a trend of competitive pricing. Should this not be achieved the project team will review scope that does not impact functionality, to provide cost savings to meet budget prior to awarding the tender.

It should be noted that the Administration and the Chief Executive under delegation, can not award the contract should all tender proposals exceed the approved budget.

Please note that some elements that support the project are being delivered through existing operational budgets. The SA Water connection is being funded through the City Property works program and the Metropolitan Fire Services, who are taking advantage of the opportunity to connect the Southern Depot and Fire Station to the SA Water pipeline that is 780m along Adams Road at the same time as the Southern Soccer Facility project. Furniture, fitting and equipment, soccer goals, coaches boxes and tiered seating are also being installed following completion of the projects and will be funded from City Property's budget line for capital works programs.

Administration has received verbal advice from the Department of Infrastructure and Transport (DIT) that it will provide funding of \$250,000 towards the Major Road access to the SWBMX site. This will reduce Council's funding contribution for the SWBMX facility to \$1.5 million.

## SCOPE OF WORKS FOR DELIVERY

SWBMX facility development comprises the following full scope of works:

- UCI BMX track with 5m and 8m Start Hills with ramp walkways to both start hills (the only in Australia)
- track lighting and associated infrastructure for BMX races and events (timing equipment, gates) with capacity for additional facilities to be brought in ('bumped in') for larger events
- modular clubroom with canteen, meeting space, first aid and public amenities
- on site car park with linkage through to DEW's Mountain Bike car park
- landscaping with native vegetation around the facility in line with Glenthorne National Park's rehabilitation program
- new access on Majors Road creating a safe entrance to and from the BMX site; and
- provision for future pump track should funding become available.

Southern Soccer facility development comprises the following full scope of works:

- three natural turf pitches (provision for future fourth pitch) and associated infrastructure
- pitch lighting and fencing
- modular clubroom with function space, bar, canteen, first aid, four change rooms and public amenities
- on site car parking for over 400 vehicles
- environmentally sustainable initiatives including solar panels (design future proof the facility for the installation of a solar battery) and reuse of claimed water for toilet amenities
- new infrastructure connections for electricity, water and sewerage.

## PROCUREMENT APPROACH

SWBMX and Southern Soccer Facility will be delivered concurrently providing opportunities to construct under one lead contractor. This has the potential to offer better value for Council through a reduction in the preliminaries and efficiencies of scale (i.e. one civil contractor moving reactive soils across both sites). Covid-19 has also had a significant impact on the construction industry with their likely to be strong interest in the projects, creating a highly competitive market.

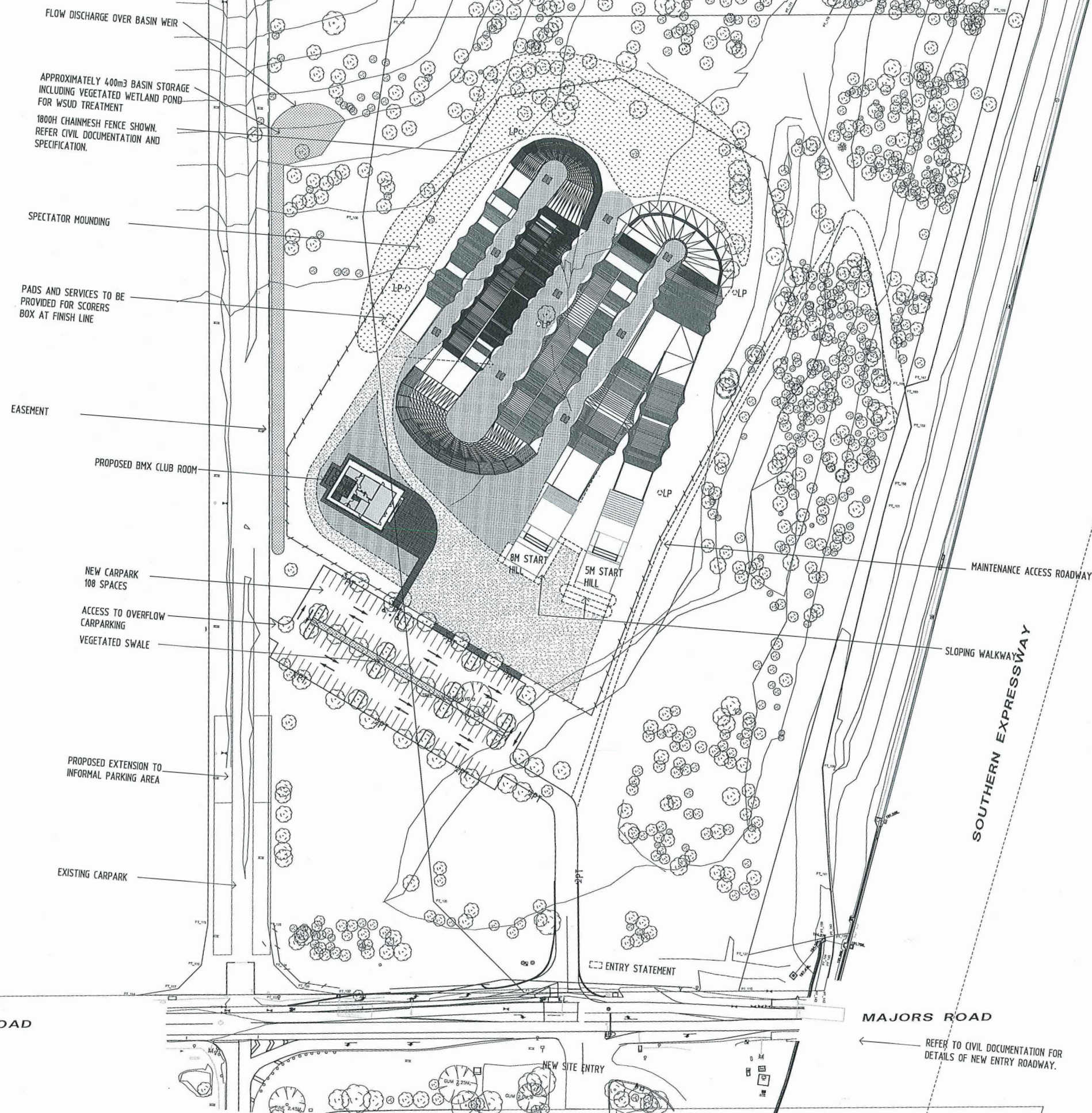
## Attachment

#	Attachment	Type
1	Attachment 1 - SWBMX Design Pack	PDF File
2	Attachment 2 - Southern Soccer Facility Design Pack	PDF File
3	Attachment 3 - Summary of Key Project Milestones	PDF File
4	Attachment 4 - SWBMX_Southern Soccer Facilities Pre Tender Estimate vs Budget	PDF File
5	Attachment 5 - Sam Willoughby Endorsement Letter	PDF File



- GENERAL NOTES:
1. ABBREVIATED CODES HAVE BEEN USED TO IDENTIFY THE BUILDING ASSEMBLIES SHOWN ON THE DRAWINGS AND TO REFER THEM TO THEIR SPECIFIC SPECIFICATION. IT IS NECESSARY AND IMPERATIVE TO READ THE DRAWINGS IN CONJUNCTION WITH THE SCHEDULES IN THE SPECIFICATION.
  2. EXTENT OF SERVICES & STRUCTURAL SHOWN ON THIS DRAWING IS INDICATIVE ONLY. FOR FULL EXTENT REFER TO ENGINEERS DRAWINGS AND DETAILS.
  3. ALL NEW DOORS TO BE SETOUT 100mm FROM CORNER UNLESS NOTED OTHERWISE.
  4. DO NOT SCALE FROM DRAWINGS.

MAJORS ROAD



ISSUE	DESCRIPTION	DATE
P1	PRELIMINARY ISSUE	04.08.2019
P2	PRELIMINARY ISSUE	28.07.2020
P3	PRELIMINARY ISSUE	21.07.2020
P4	PRELIMINARY ISSUE	14.07.2020

CLIENT REPRESENTATIVE  
CITY OF MARMION  
PROJECT MANAGER

ARCHITECTS & INTERIOR DESIGNERS  
GREENWAY ARCHITECTS  
STRUCTURAL & CIVIL ENGINEERS  
WGA  
SERVICE ENGINEERS  
SECOND CONSULTING ENGINEERING

## SAM WILLOUGHBY BMX CENTRE SITE PLAN

PROJECT

SAM WILLOUGHBY BMX CENTRE +  
FOOTBALL SOUTH AUSTRALIA  
SOUTHERN SOCCER

MAJORS ROAD, O'HALLORAN HILL  
SA

**GREENWAY  
ARCHITECTS**

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PHONE: (08) 8232 1888  
EMAIL: [adelaide@greenwayarchitects.com.au](mailto:adelaide@greenwayarchitects.com.au)

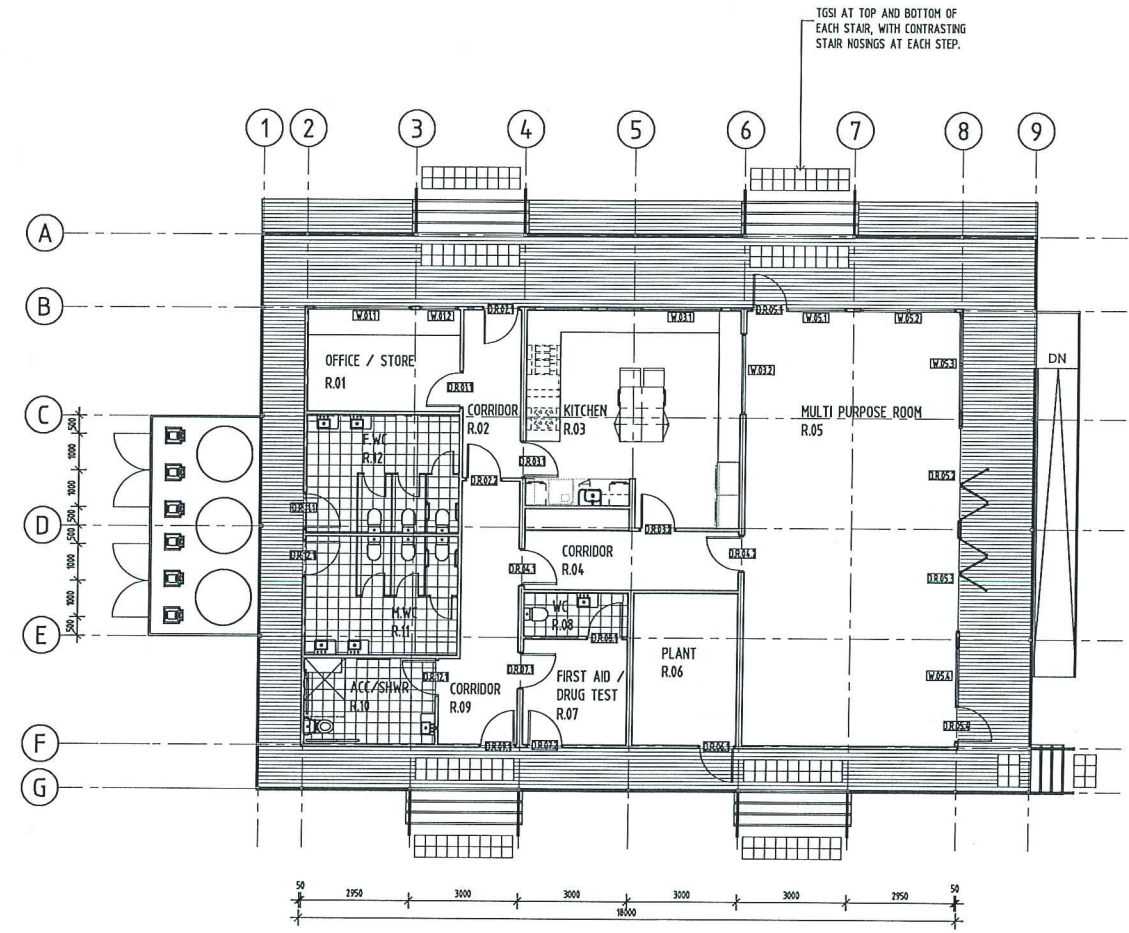
ADELAIDE S.A. 5000  
FAX: (08) 8232 1271

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON THE JOB  
BEFORE COMMENCING ANY WORK OR PLANNING SHOP DRAWINGS

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1 FLOOR PLAN  
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SAM WILLOUGHBY BMX CENTRE  
GROUND FLOOR PLAN

PROJECT  
SAM WILLOUGHBY BMX CENTRE +  
FOOTBALL SOUTH AUSTRALIA  
SOUTHERN SOCCER

MAJORS ROAD, O'HALLORAN HILL  
SA

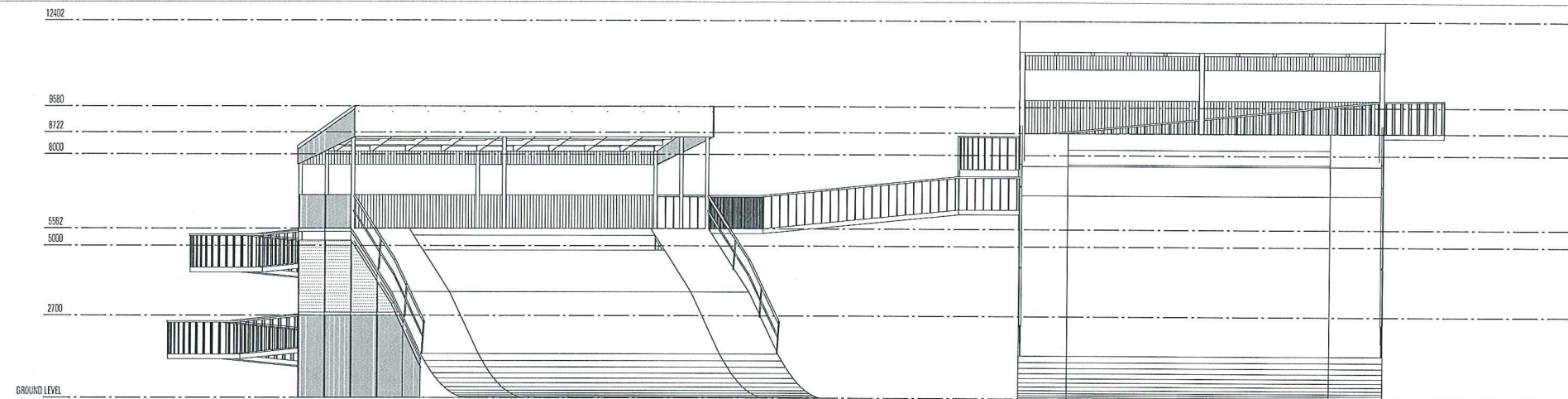
GREENWAY  
ARCHITECTS

207 ANGAS STREET ADELAIDE S.A. 5000  
PHONE: (08) 8332 1888 FAX: (08) 8332 1271  
EMAIL: adelaide@greenwayarchitects.com.au

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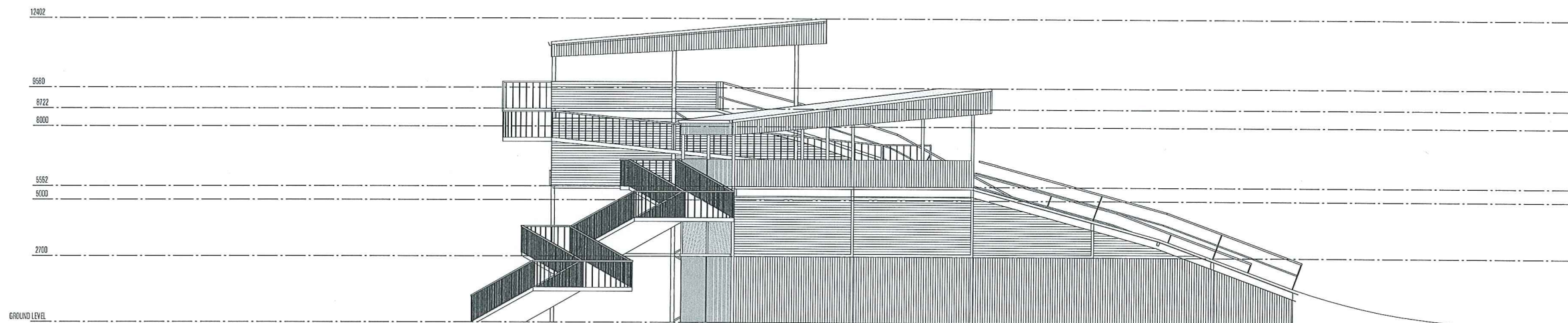




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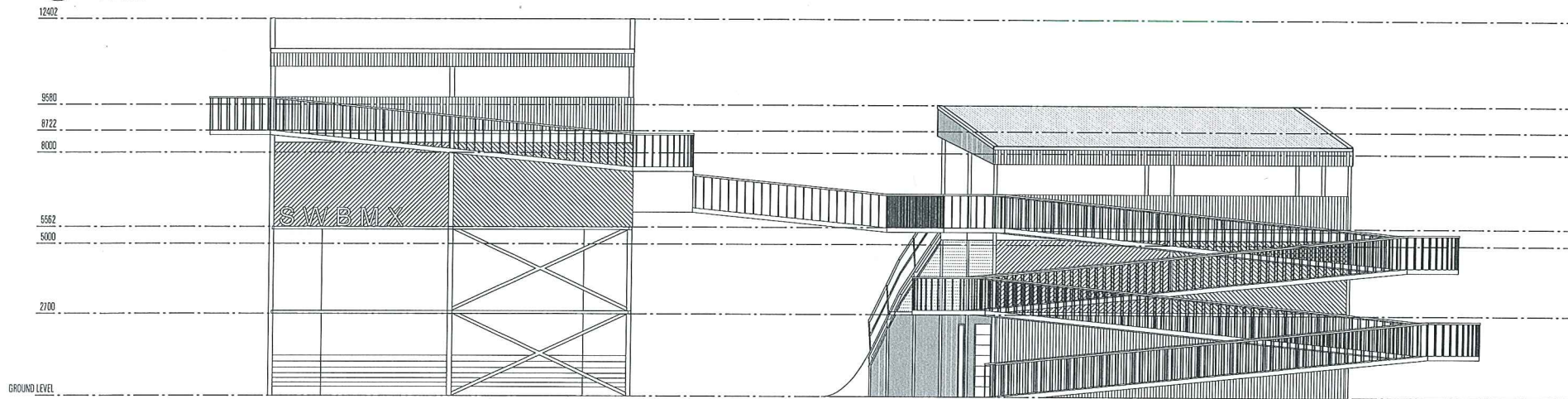
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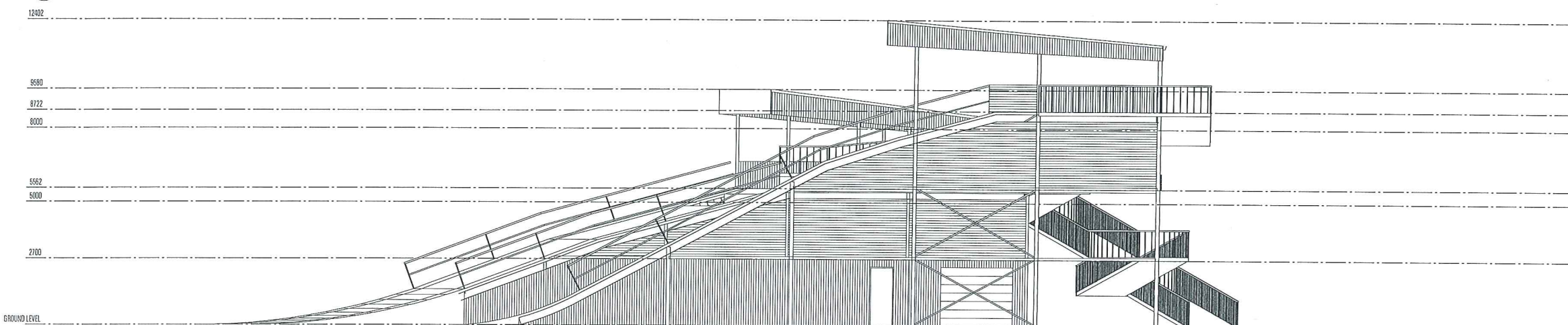
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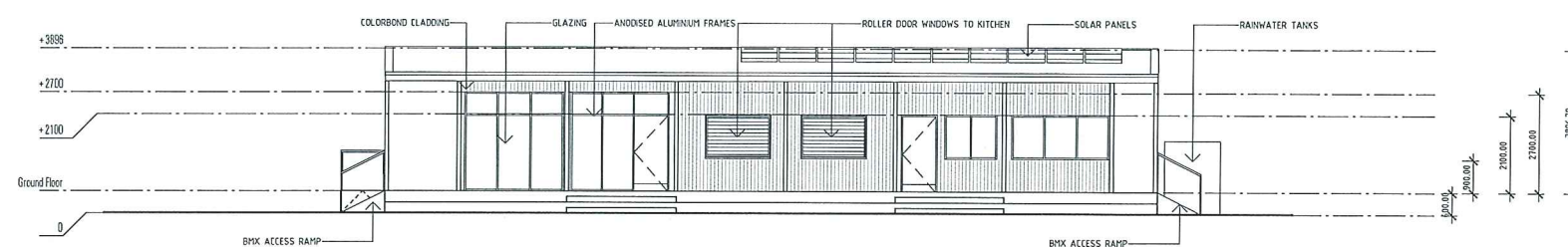
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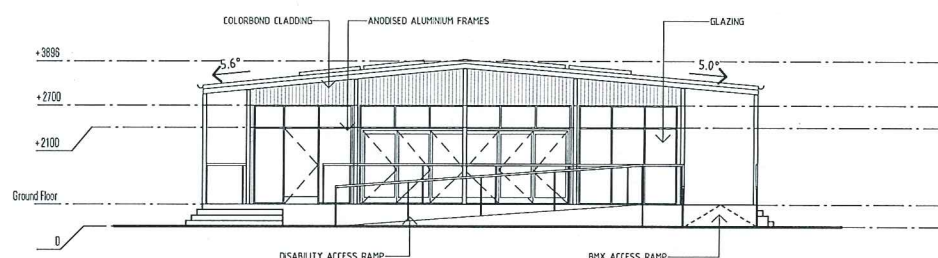
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PROJECT		
SW BMX FACILITY		
MAJORS ROAD, OHALLORAN HILL		
GREENWAY ARCHITECTS		
207 ANGAS STREET PHONE: (08) 8232 1888 EMAIL: adeelaide@greenwayarchitects.com.au		
ADELAIDE S.A. 5000 FAX: (08) 8232 1271		
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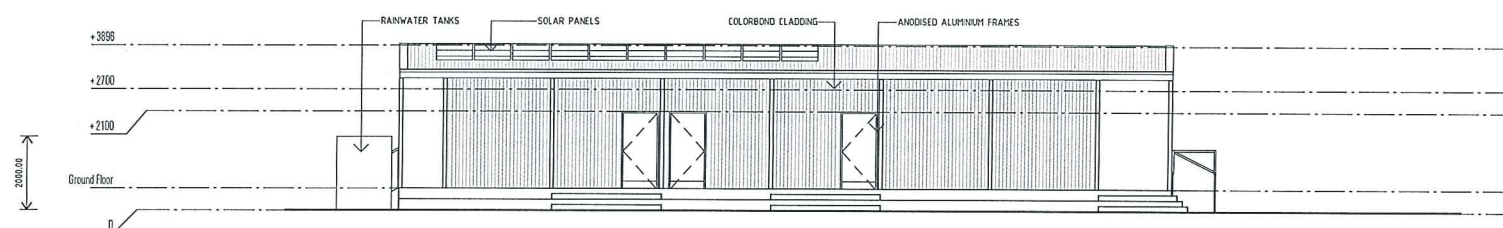




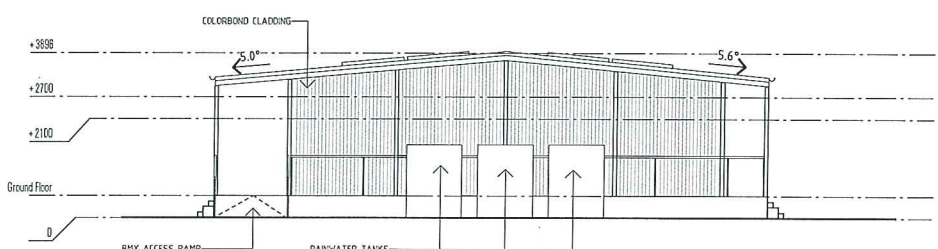
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PRELIMINARY ISSUE







PRELIMINARY ISSUE







PRELIMINARY ISSUE



NORTH





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**LEGEND:**

 EXISTING LEVELS

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 DESIGN LEVELS

**DESIGN LEVELS**

A-14 HICUT  
PS - IMPROVED SURFACE  
L - LANESURF  
S - GRADE  
IMP - IMPVET  
T3 - TOP OF BATTERY  
B-1 - BATTERY BASE  
B-2 - BATTERY DECK

**TOP-TO-TO BEAM**

PL - PLASTERLEVEL  
RL - RAILLEVEL  
TW - TOP OF WALL  
C - CENTER  
RB - BOTTOM OF RAILING  
DC - DRIVEWAY CROWN

	STANDARD PRE-CAST
	STANDARD PRE-CAST
	PRECAST ON SUB STRUCTURE
	JOINT BOLT
	BOLT OVER JOINT
	END JOINT
	JOINT BUMP
	GRAVEL MATT (R)
	JUNCTION BOX (A)
	STANDARD JOINTBOX SPACING (A)
	PRECAST CONCRETE BUSH STOP
	BALLAST FOR JOINTBOXES (B)
	JOINT (FOR JOINTBOXES (B))
	ELECTRICAL SUPPLY
	LOADING TRUCK
	TENDER PIT
	LOADING PILE
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### **NOTES:**

1. ALL CHANGES TO BE MADE IN CONNECTION WITH THE ARCHITECTS DRAWINGS, FURT CORRELATIONS DRAWING & THE SPECIFICATION
2. ALL UPVC STORMWATER PIPES ARE TO BE WHITE CLASS "A"
3. ALL R.C. STORMWATER PIPES ARE TO BE SLABED BY THEIR DESIGN TYPE PER L.A.S.
4. ALL EXISTING SPOKES ARE TO BE REINFORCED BY THE CONTRACTOR PRIOR TO CONCRECRETION OF WORK.
5. CONNECTION TO EXISTING SPACES OF ALL EXISTING PIPES & SUPPLY PRIOR TO CONSTRUCTION A LISTING OF ALL NEW PIPEWORK.
6. VENTILATION HORIZONTALS TO BE COVERED AFTERWORK TO BE INSTALLED OVERHEAD. DISCHARGE OF VENTILATION SHOULD BE IN POSITION SUCH THAT NO AIR / TOPWIND IS RECOVERED FROM SITE.

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CLIENT REPRESENTATIVE  
CITY OF MARION  
PROJECT MANAGER

ARCHITECTS & INTERIOR DESIGNERS  
GREENWAY ARCHITECTS  
STRUCTURAL & CIVIL ENGINEERS  
WGA  
SERVICE ENGINEERS  
SECON CONSULTING ENGINEERING

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FOOTBALL SOUTH AUSTRALIA  
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GROUND FLOOR PLAN  
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SOUTHERN SOCCER

MAJORS ROAD, O'HALLORAN HILL  
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**GREENWAY**  
**ARCHITECTS**

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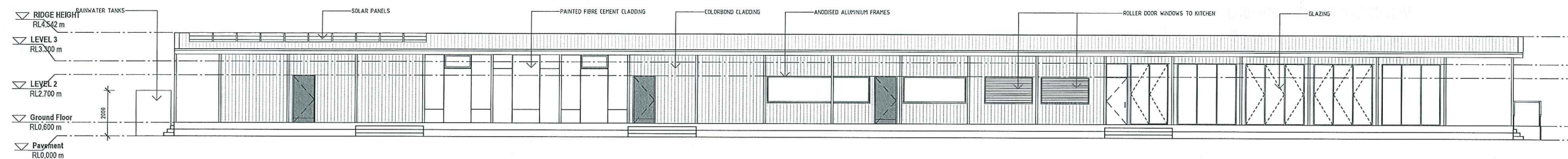
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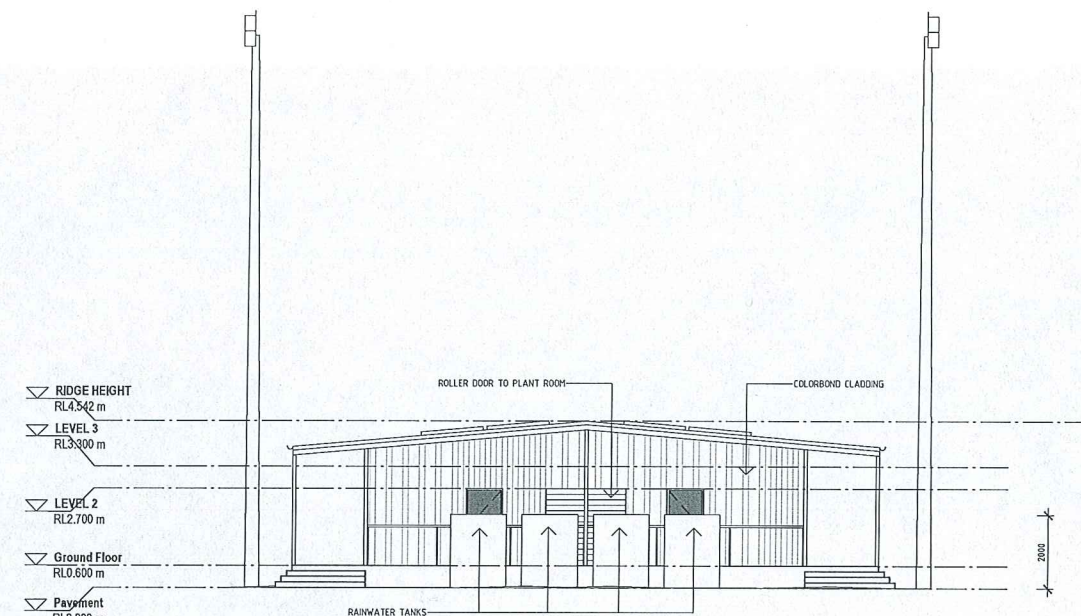
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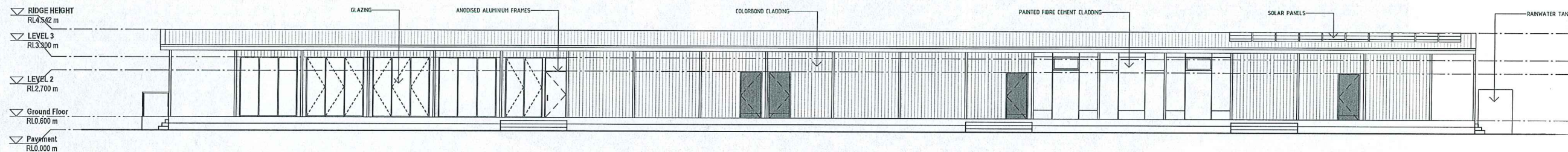
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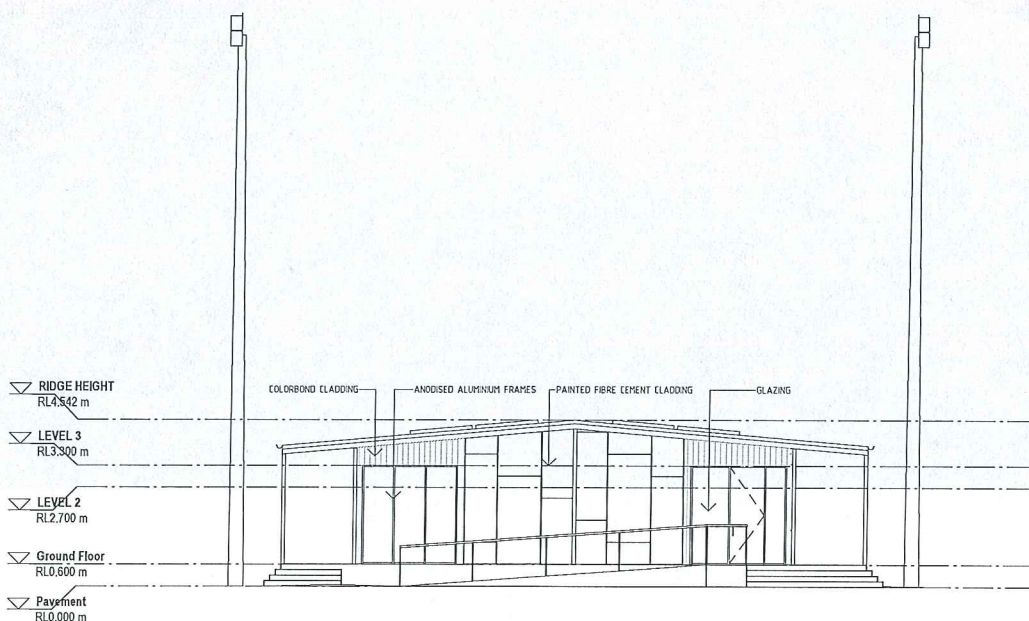
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<b>Southern Soccer Facility</b>		
<b>Date</b>	<b>Milestone</b>	
24 May 2016	Funding Commitment to development	Council provided in principle support to develop a soccer facility with a funding commitment of \$2.5 million.
May 2019 – April 2019	Feasibility Analysis	FSA progresses the feasibility of project
23 April 2019 GC190514F01	Project Update to Council	Council considered the progress of the southern soccer facility and the potential funding pressures on the project budget and future operating model should the Football Federation deliver two artificial pitches at the proposed Majors Road site.
Special General Council Meeting SGC191125F01	Additional Funding Commitment	Council resolved to invest in the delivery of three turf football pitches and supporting clubroom facility at the Majors Road site at O'Halloran Hill, increasing the budget to \$7 million
10 March 2020 FAC200225R05 GC200310R05	Prudential report	Council considered the Prudential report and proceed to detailed design and documentation
March – September 2020	Design and documentation	Design team progresses detailed design and documentation in consultation with the FSA and Cove Soccer Club
<b>October 2020</b>	<b>Council approval to call tenders for construction</b>	<b>Approval to call tenders for construction and tenders released to shortlisted contractors</b>
Construction December 2020 – September 2021		
<b>SWBMX Facility</b>		
2015	Investigations into a new BMX Facility and prepared a feasibility analysis	Council resolved to investigate opportunities for the development and funding of a BMX track in Adelaide's South. Since that time, Council has engaged with the Hallett Cove BMX Club, Happy Valley BMX Club, BMX Australia and BMX SA
2017	Project Funding announced	State Government committed to contribute \$2,000,000 toward the project and in July 2016, CoM resolved to fund \$750,000, with \$750,000 of funding to come from CoO

2017 – January 2019  ISC180703F01 ISC181204F01 GC190129F02	Site investigations	CoM explored opportunities for the delivery of the project within Southern Adelaide and provided additional funding to proceed with the Majors Road site, subject to a traffic management solution
January – December 2019 GC191210F01	Traffic Management Solution	Work with DPTI to resolve traffic Management solution
10 March 2020  FAC200225R04 GC200310R06	Prudential report	Council considered the Prudential report and proceed to detailed design and documentation
March – September 2020	Design and documentation	Design team progresses detailed design and documentation in consultation with the FSA and Cove Soccer Club
October 2020	<b>Council approval to call tenders for construction</b>	<b>Approval to call tenders for construction and tenders released to shortlisted contractors</b>
Construction December 2020 – September 2021		



## Marion BMX And Soccer Facility

14 SEPTEMBER 2020 UPDATE

Location Summary

Rates Current At September 2020

Location	Total Cost	BMX	SOCCER
1 SOCCER FACILITY	6,507,236.00	0.00	6,507,236.00
2 BMX FACILITY	4,367,661.50	4,367,661.50	0.00
3 MAJORS ROAD INTERSECTION WORKS	581,738.50	581,738.50	0.00
<b>ESTIMATED NET COST</b>	<b>\$11,456,636.00</b>	<b>\$4,949,400.00</b>	<b>\$6,507,236.00</b>

### MARGINS & ADJUSTMENTS

CITB	0.3%	\$29,700.00	\$12,831	\$16,869
Construction Contingency	5.0%	\$585,264.00	\$252,840.85	\$332,423.15
Professional Fees	6.8%	\$860,000.00	\$460,000.00	\$400,000.00
SAPN Transformer & Augmentation (As per SAPN Offer 30 July 2020)	1.2%	\$163,270.00	\$0.00	\$163,270.00
Goals/Scoreboards (By FFSA)		Excl.	Excl.	Excl.
Fitments, Furniture & Equipment (By FFSA)		Excl.	Excl.	Excl.
Goods & Services Taxation		Excl.	Excl.	Excl.

<b>ESTIMATED TOTAL COST</b>	<b>\$13,094,870.00</b>	<b>\$5,675,071.60</b>	<b>\$7,419,798.40</b>
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<b>BUDGET</b>	<b>\$12,800,000.00</b>	<b>\$5,800,000.00</b>	<b>\$7,000,000.00</b>
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<b>VARIANCE</b>	<b>\$294,870.00</b>	<b>-\$124,928.40</b>	<b>\$419,798.40</b>
<b>%</b>	<b>2.3%</b>	<b>-2.2%</b>	<b>6.0%</b>

**Sewer Pump Station and Pipework**

**\$200,000.00**

Sam Willoughby  
3/10/2020

To Whom it may concern,

I am writing this letter to give my endorsement for the construction of the Sam Willoughby BMX facility on Majors Road, O'Halloran Hill. I have been involved in BMX racing for 24 years at both a participation and professional level, and now as a coach. The process that has taken place in the planning for this facility has been very thorough and inclusive. The Marion Council has involved experts from a very broad range of perspectives to ensure all bases are covered from a functional and participation level through to the specifics of the track and making sure it caters to all.

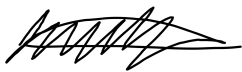
I am greatly confident that this facility will cater to the safety demands of BMX racing as well as provide a track that will be very appealing to the beginner BMX racer through to the highest level of Olympic caliber BMX Racers.

This facility has all the foundations and expertise in place to be the premier BMX facility in Australia and the World.

As someone who grew up in the Marion Council area and was fortunate enough to gain the passion and skills from previous BMX tracks in the area to later make a career out of BMX racing, it gives me great joy to know the greater good and endless possibilities that could come from this facility for kids, teens, adults and families in South Australia.

I look forward to a bright and fun future at this facility

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Willoughby', with a stylized, sweeping flourish at the end.

Sam Willoughby