



## 11.5 SWBMX and Southern Soccer Facility Project Updates

<b>Report Reference</b>	GC220222F11.5
<b>Originating Officer</b>	Manager City Activation – Charmaine Hughes
<b>Corporate Manager</b>	N/A
<b>General Manager</b>	Acting General Manager City Development – Tony Lines

### CONFIDENTIAL MOTION

That pursuant to Section 90(2) and (3)(b) 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, 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 SWBMX and Southern Soccer Facility Project Updates, 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 report relates to commercial and financial information.

### REPORT HISTORY

<b>Report Reference</b>	<b>Report Title</b>
GC220208F18.3	Sam Willoughby International BMX Facility damage
GC211026R10.9	Sam Willoughby BMX Track opening event options
GC211012R11.6	Sam Willoughby BMX Track and the Southern Soccer Opening Events
SGC210928R5.4	SWBMX and Cove Soccer Facilities – Community Land Management Plan
GC210309R09	SWBMX - Funding Deed - Majors Road Access
GC210309R02	BMX Facility Toilets for Public Use
GC210309M02	BMX Facility
SGC210225M01	BMX Facility Toilets for Public Use

### REPORT OBJECTIVE

- To provide an update on the progress of the Sam Willoughby BMX (SWBMX) & Southern Soccer Facility (SSF) projects.
- To provide an update on the damage to the SWBMX Facility which occurred during the Opening Event held on 22 and 23 January 2022.
- To seek approval for additional project funding for both projects.

### EXECUTIVE SUMMARY

The SWBMX and SSF projects are progressing and now nearing completion. The SSF project has had approximately 12 weeks of COVID and supply related delays, and the revised estimated date for completion is 24 March 2022. This will be in time for the opening event scheduled for 9 April 2022. Pitches 1 and 2 will be fully established by then, and pitch 3 will be established late May.

The SWBMX project achieved Practical Completion on 14 January 2022, noting some outstanding works. The planned Auscycling opening event was held on 22 and 23 January 2022, unfortunately during torrential rain which resulted in significant site and track damage. This report makes early

comment on liability for the damage and notes that a formal report on liability will be brought to Council in about 3-4 weeks' time. An insurance claim for the damage has been lodged.

The project budget, including all contingencies, is currently exceeded, and significant additional costs have also been identified. Additional costs include BMX track design changes requested by UCI, costs associated with the BMX National's Event, improvements to the SSF stormwater management design following review by the Engineer and DEW, public safety improvements to the SSF fencing surrounding the stormwater detention basis, additional consultant fees due to the 12 week delay to the SSF program, and costs thought to be included within the original budget but which have not been. In total these additional costs are \$380,746 for the SWBMX project and \$238,250 for the SSF project. This report seeks approval for a corresponding increase in project budget.

## **RECOMMENDATION**

### **That Council:**

1. **Notes the progress of the Sam Willoughby BMX and Southern Soccer Facility projects.**
2. **Endorses the approach to rectifying the damage to the SWBMX Facility which occurred during the Opening Event held on 22 and 23 January 2022, including investigations and determinations with respect to apportionment of liabilities.**
3. **Approves additional funding of \$380,746 for the SWBMX Project, allocated through Council's 2021/2022 3rd Budget Review process, noting this includes key items such as:**
  - a. **BMX Track Design Changes requested by UCI**
  - b. **Costs associated with the BMX National's Event**
  - c. **Costs thought to be included within the original budget.**
4. **Approves additional funding of \$238,250 for the SSF Project, allocated through Council's 2021/2022 3rd Budget Review process, noting this includes key items such as:**
  - a. **Improvements to the stormwater management design following review by the Engineer and DEW**
  - b. **Public safety improvements to the fencing surrounding the stormwater detention basis**
  - c. **Additional consultant fees due to the 12 week delay to program**
  - d. **Costs thought to be included within the original budget.**
5. **Notes that any acceptance of liability by contractor(s) and/or proceeds from a current insurance claim may reduce the financial impact on Council.**
6. **In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that this report, SWBMX and Southern Soccer Facility Project Updates, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) 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.**

## **PROJECT OVERVIEW**

### Project Funding

The total funding available for the Project is **\$13,612,191**. This is an increase from the original Project Budget of **\$13,050,000**.

The project has been funded from the below sources:

FUNDING SOURCE	BMX	SOCCER	TOTAL
City of Marion	\$1,750,000	\$4,500,000	\$6,250,000
City of Onkaparinga	\$750,000	\$0	\$750,000
State Government	\$3,550,000	\$2,500,000	\$6,050,000
Federal Government	\$100,000	\$200,000	\$300,000
City of Marion – Land & Property, for soccer equipment		\$58,300	\$58,300
Interest Accrual	\$196,058	\$7,833	\$203,891
<b>TOTAL</b>			<b>\$13,612,191*</b>

**Note\*: This is inclusive of all additional variations to the original budget of \$13,050,000.**

The budget has been allocated across the various Project Cost centres as per the below table.

COST CENTRE	BUDGET
Construction Contract – SWBMX	\$5,303,063
Construction Contract – Southern Soccer	\$6,146,244
Construction Contingency (applicable across both projects)	\$885,906
Professional Fees (applicable across both projects)	\$1,050,813
Client Controlled Works (Authority Fees, Levies and Augmentation Works)	\$214,665
UCI Accreditation Fees	\$11,500
<b>TOTAL</b>	<b>\$13,612,191</b>

### Project Team

The below table lists the various key organisations which City of Marion has engaged and that make up the Project Team.

ORGANISATION	ROLE
City of Marion (CoM)	Client / Client Representative / Project Management / Building Certifier
Turner & Townsend (T&T)	Superintendent (Contract Administrator between Partek and CoM) (Contracted by CoM) Project Management (December 2021 to current) (Contracted by CoM)
Rider Levett Bucknall (RLB)	Cost Manager (Contracted by CoM)
Dirtz	SWBMX Track Designer (Contracted by CoM)
UCI	Track Assessor (Independent Certifying Authority)

ORGANISATION	ROLE
Sam Willoughby	Track Design – Expert review (advisor)
Partek Construction	Head Contractor (Contracted by CoM)
Living Recreation	Partek Subcontractor - Track Builder (Contracted by Partek)

### Construction Contract

Partek Construction & Interiors (Partek) was engaged as the Principal Contractor for SWBMX and SSF. The contract was executed on 12 March 2021.

### SWBMX PROJECT (Separable Portion 1)

#### Overview

The SWBMX facility involves the construction of a Union Cycliste Internationale (UCI) grade BMX facility incorporating a BMX track, two starting ramps, gates, and race timing system, sports lighting systems, public address system, staging areas, toilets, and site fencing.

Also included are utilities augmentation works (electrical, water, sewer, stormwater, communications), associated civil works including landscaping, car parking, spectator viewing areas and space for food and beverage vendors. Additionally, a multipurpose building to accommodate race officials, first aid, club rooms, event space storage and catering provisions has been constructed.

#### Program

Partek were given Site Possession on 15 March 2021 and Practical Completion was forecast to be 16 December 2021.

Due to COVID 19 and inclement weather-related delays, the Superintendent issued the Certificate of Practical Completion for the SWBMX Project (Separable Portion 1) on 14 January 2022. The Certificate of Practical Completion is included in Attachment 1.

As per the program overview above, the completion of the SWBMX facility occurred approximately 4 weeks later than the original date within the contract. These delays were largely attributable to the site's exposure / susceptibility to inclement weather (extremely wet winter) and the availability of interstate labour for the track construction as a result of COVID 19 border restrictions.

While the deadline of the opening event placed the team under pressure, it did not adversely impact the quality of completed work and did not have any bearing on the issuing of the Certificate of Practical Completion.

#### Cost

City of Marion, Rider Levett Bucknall and Turner & Townsend have worked closely throughout the project to manage and monitor budget. RLB present their monthly Financial Report to Council staff and regular meetings to identify cost risks are held to ensure adequate contingency is quarantined and correctly estimated.

As a result of several significant and unforeseen variations which were tabled by the Head Contractor during January 2022 and in the lead-up to the SWBMX opening event, the contingency was committed and RLB has since forecast it will be exceeded. RLB has recommended additional contingency will be required to complete both projects.

#### Risks

There have been several risks arise throughout the project, however with the exception of those listed below, these have generally been mitigated with little or no impact to program.

The major risks which have impacted the project are:

- Inclement Weather: Due to the site's location and by virtue of the majority of works occurring outdoors, inclement weather caused the majority of delays on the project. This has been compounded by the wetter than average winter during 2021.
- COVID 19: Living Recreation was the subcontractor engaged by Partek to undertake the track construction. Given they were based in NSW the ongoing border restrictions imposed by the State Government as a result of COVID 19 were problematic in ensuring the continuity of work and continued progress of the track build.
- COVID 19 also impacted the ability for UCI representatives to attend the track during construction and whilst remote videoconference was used to demonstrate the design and test rides it was not seen in person until a UCI representative attended South Australia on 19 January 2022.
- Track Design and UCI Accreditation Process: The quality and accuracy of the track design was discussed many times throughout the project. Advice from Dirtz, Living Recreation and UCI was that the design provided by Dirtz was to be used as a guide and Living Recreation, in consultation with Sam Willoughby and UCI, would make considered amendments to the design as the build progressed and test riding was conducted. It is understood by CoM that this is common practice for BMX track design and construction and typical around the world. This process resulted in several approved changes to the track design which were awarded as Variations to Partek under their contract and completed prior to Practical Completion being awarded.

### **Track Construction**

Key relevant track construction milestones / events include the following:

- 15 December 2021: UCI confirmed the track signoff and UCI accreditation process. It was accepted that while asphaltting of the berms is a requirement to achieve UCI accreditation it was not a pre-requisite for hosting the National's Event. It was accepted the asphaltting of the berms would only occur if favourable weather conditions permitted in the first 2 weeks of January 2022 which at the time was unknown. Favourable weather conditions required the temperature to be in excess of 30 degrees for the application of bitumen over a 6 day period. Favourable weather conditions did not occur in the lead-up to Practical Completion and the National's Event.
- 21 December 2021: it was agreed that video evidence would be sufficient to achieve track signoff. Given UCI was able to attend in person on 20.1.22 the signoff was delayed until this time so a proper inspection could be undertaken. Prior to attending the track in person, the UCI confirmed on 18.1.22 that, based on the videos and feedback from test riders, the track was complete and they were satisfied with the quality of track construction.
- 28 January 2022: Final UCI inspection report. The final UCI inspection report was issued a week after the National's Event. The report noted some minor alterations which needed to be made to improve track safety and UCI accreditation. It also noted additional changes which, while not a requirement for UCI accreditation, would make the track more desirable and ensure the facility would host large events. (Advice is that without undertaking these additional works then the SWBMX would not be selected for international events). This advice was consistent with the UCI Track Guide which advises that UCI comment/direction for changes to the track can be provided at any time.

### **SWBMX National's Event Summary**

The below outlines the activities undertaken in the lead up to the National's Event on the 22<sup>nd</sup> & 23<sup>rd</sup> January, including timelines for when these occurred.

- Partek's contractual date for completion was extended to 20.1.22.
- During November and December 2021 numerous conversations between T&T, CoM and Partek occurred to interrogate their program and determine if the facility would be ready for the Event given Practical Completion was so close. The consistent advice from Partek was that they were working towards a target completion date of 14.1.22 and this should be achieved. Based on this advice, CoM confirmed to event organiser's (Auscycle and EventsSA) that the facility would be ready to host the National's Event.
- UCI confirmed a video assessment of the track during the week commencing 10.1.22 combined with an in person assessment on 19.1.22 would be sufficient to determine the suitability for hosting the National's Event. UCI confirmed they would complete their formal report and accreditation the week following the Nationals. Based on this advice it was understood, and accepted by CoM, that provided the UCI deem the track safe to ride on 19 January 2022 the National's Event would go ahead without a formal UCI accreditation being in place.
- Weather conditions during this time were not favourable and as such the asphaltting of the berms did not occur. Given previous written advice from UCI in December 2021, this was accepted by CoM and the National's Event was still authorised to proceed. As a temporary measure, and prior to the Nationals, UCI advised the berms should be sealed with the same polymer as the main track wearing course. CoM authorised these works to proceed with costs to be submitted by Partek as a variation to the contract.
- On 14.1.22, T&T issued the Certificate of Practical Completion and site possession was transferred back to CoM. Annexure B of the Certificate listed the completion of the wearing course / polymer layer was still outstanding and was forecast for completion by 19.1.22. The Certificate noted that access to the track was not permitted until authorised by Partek. CoM and the BMX Clubs were notified and adhered to this requirement.
- On 18.1.22 UCI confirmed from the videos they had received and feedback from local delegates (South Australian International Commissaire & Technical Delegate) they have no issues with the track or the event going ahead. UCI did raise concern regarding the forecast inclement weather and the need for stringent crowd control to protect the track surrounds and minimise damage. UCI also advised given the limited time for curing of the track surface, foot traffic should be limited on the track.
- On 19.1.22 Partek, in consultation with Living Recreation and UCI, recommended that the track not be used until after 6pm on 20.1.22 to allow adequate curing time.
- In response to Partek's email and to a verbal discussion had onsite at 3:30 pm on 19.1.22, T&T re-confirmed in writing the 24 hour curing period required before the track can be used. T&T also noted Living Recreation's recommendation that walking on the track should be avoided wherever possible and for as long as possible before the event on the 22/23 January. This advice was onforwarded by CoM to the BMX Clubs and other relevant parties.
- In response to T&T's clarifications mentioning 'after the minimum curing time the track will be in a suitable condition to be ridden without damage', Partek advised that whilst they "agree that the track can be ridden after the minimum curing time, it can still sustain damage. This would be the case moving forward generally regarding wear & tear when the track is used". Partek continued, "as outlined in my below email from yesterday, now that the track has been handed over to the end user (as of today 20/01/22) it is their responsibility to maintain it (including any damage caused by use) such is the nature of the product".
- Auscycle and the BMX Clubs conducted numerous races on the track in the 24-36 hours prior to the event and no damage or issues were reported. On Wednesday 19.1.22 the Clubs held a Club Members session for 2 hours to view the track only. Club officials welcomed people to the track and informed them that they needed to keep off the track but could visit the start hills and clubhouse. The Club Presidents and other Committee members

then kept advising people as they entered the site and they ushered people who got close to the track away from the track. CoM were present the entire session and saw no-one stand on the track. On Thursday 20.1.22 the Clubs held their first track ride. Club volunteers once again informed people that they were not allowed to stand on the track and they monitored the track. CoM were present for a large portion of that session and did not see any unauthorised entry onto the track. On Friday 21.1.22 AusCycling gained access to the site and track for bump-in and track riding all day. The site was being operated by AusCycling under their agreement with CoM and AusCycling was responsible for monitoring the track. CoM were at the facility on a few occasions that day and did not see any unauthorised access on the track.

- AusCycling was responsible for the event and the site under agreement with CoM, including monitoring pedestrian traffic on the track. CoM representatives were at the track on both Saturday and Sunday at intervals (2.5 hours Saturday afternoon and 1.5 hours on Sunday from 11am – 12:30pm). Feedback from CoM officials and both Club Presidents includes: The only access CoM saw on the track was from officials and the track maintenance crew. The track maintenance crew used outdoor brooms to sweep the water from the track. CoM spoke to both Club Presidents and they confirmed that this is a routine method used by Clubs to sweep water off their tracks. CoM asked both Club Presidents separately if they thought there was much unauthorised traffic on the track. Both stated that they did not think there was much pedestrian traffic except for the track officials and maintenance crew. The only time people did walk the track was at the conclusion of the event and some people wanted to see how bad the track had become. Between the two Club Presidents they were at the facility on every day of the event and the days leading up to the event. The Club Presidents mentioned that a person brought a kayak into the facility to place it in the water pooling between the first and second straight for a photo opportunity and then put it on the track. They do not believe anyone rode down the start hill or anywhere on the track on a kayak.
- Rainfall data over the opening weekend showed upwards of 25mm which is significant. Historically throughout the project the SWBMX and SSF sites received significantly more rainfall when compared to the nearest official BoM gauge and as such it is likely the rain experienced at the track was more than reported.
- The UCI guidelines make the following recommendations with regards to Track Maintenance after Construction, stating: Do not ride on the track when it is very wet; this will help prevent ruts from forming (Pg 14/18). If puddles appear on the track surface during rain, it is important not to sweep away the water. Let the puddle dry and if needed, cover the area with a little bit of spare surface material and pack it (Pg 14/18). [Clubs and officials were seen sweeping the track consistently on Saturday and Sunday causing further damage to the track surface]. Common damaged areas must be treated with special care; This is especially important in the period after the track is first built; the surface will continue to harden with use; however, after construction, the surface will be more susceptible to damage than usual.
- Post event, CoM has received verbal advice from Living Recreation that minor tears and damage to the wearing course is normal for BMX tracks however they believe the excessive rain, combined with high traffic and use of brooms, caused moisture to penetrate underneath the surface and cause widespread lifting.

### **Damage to the SWBMX Facility & Liabilities**

Following completion of the National's Event a detailed audit, including photographs, was completed by Partek to confirm the extent of damage (Attachment 2).

As part of this it was acknowledged that in some localised areas ponding of water occurred due to insufficient gradients which did not meet the specification. Living Recreation has acknowledged these could be improved and has committed to doing so at no additional cost to Council (i.e. a

defect).

Outside of this the majority of damage relates to the delamination (separation) of the polymer from the basecourse underneath and surrounding infrastructure such as erosion of viewing mounds, clubhouse scratches, damaged signage, etc which are attributable to the large crowd numbers that attended.

The project team is still reviewing the audit to determine whether damage was caused as a result of the event or as a result of defective work by Partek. At this point in time a final determination has not yet been made however it would appear that outside of the delamination of the track, all other damage is a result of the event and is not considered a defect.

The delamination of the track requires further investigation before a determination can be made however there is a high likelihood the damage was caused, or exacerbated, as a result of the event occurring in such adverse weather conditions. At the very least the damage to the track would have been minimised if the event did not proceed on the Sunday as it was clear the conditions on Saturday were causing degradation of the track. This is also consistent with advice provided in the UCI racing guidelines, in particular pages 14 & 15.

Delamination of the berms appears to be the worst affected area and this was only ever a temporary surface before the asphalt went down.

Liability for the damage to the facility is anticipated to be fully determined over the coming 3-4 weeks.

For the purpose of the financial update below, the entire cost for all repairs has been included, however this may change following resolution of the investigations and apportionment of liability noted above.

The existing wearing course / polymer on the track has the potential to be salvaged and recycled as road seal by CoM to minimise environmental footprint of the project.

### Financial - Forecast Variations

RLB has undertaken a review of forecast variations and risks remaining on the SWBMX project and provided the below itemised list, including estimated costs.

These have categorised these as follows:

- Category 1 = Latent (pre-existing) Conditions and Design Omissions
- Category 2 = Client Requested Changes
- Category 3 = Works to be funded out of existing OPEX Cost Centres

These are estimates only and costs may change (up or down) based upon formal submissions from Partek and assessments of the same by RLB.

#### Category 1 Works

No	Ca	Description	Estimated Cost
1	1	BMX Event - Temporary Sealing of Berms with Sand (pre-event)	\$58,450.00
2	1	Spray Seal Application Rates to SWBMX Carpark - Increase in thickness to improve asset life	\$8,000.00
3	1	Additional Fibre Optic Works - Connection of site to CoM network (not in original scope)	\$5,000.00
4	1	Wall Basin Modifications - Additional works following DEW review	\$750.00

No	Ca	Description	Estimated Cost
5	1	UCI Track Improvements - Stage 1 - Essential UCI changes for track safety	\$20,736.20
6	1	UCI Track Improvements - Stage 1a - Refinement / bowling out of the berms	\$31,613.00
7	1	UCI Track Improvements - Stage 2 -Essential UCI changes for improved track 'desirability'	\$73,283.00
8	1	Forecast Contingency Spend - Risk Allocation - As recommended by Cost Manager	\$15,000.00
9	1	BMX Event - Track Resurfacing (liability still TBC)	\$91,413.50
10	1	Additional Consultant Fees to provide SWBMX track rectification support.	\$10,000.00
11	1	Original Budget Misalignment: Superintendent Fees	\$55,000.00
12	1	Original Budget Misalignment: UCI Accreditation Fees	\$11,500.00
<b>Sub-Total: Category 1 Works</b>			<b>\$380,746</b>

#### Category 2 Works

No	Ca	Description	Estimated Cost
1	2	Carpark Swale Footpath Crossings (CoM Insurance request)	\$5,000.00
2	2	BMX Club Requested Changes	\$35,000.00
3	2	BMX Insurance Review Requested Changes	\$2,000.00
4	2	BYOB Drink Fountains	\$5,000.00
<b>Sub-Total: Category 2 Works</b>			<b>\$47,000</b>

#### Category 3 Works

Category 3 works include general maintenance / repairs to the SWBMX facility and clubrooms following the National's Event. These works include items such as painting, cleaning, replacement of a damaged downpipe, tidy up of viewing mounds and hydroseed, etc. The estimated cost of these repairs is \$35,000. Council will fund these repairs from existing maintenance budgets.

#### Additional Funds Required

The Project currently has committed the entirety of its contingency which excludes any of the forecast variations listed above. It is recommended, at a minimum, additional funding of \$380,746 is provided to complete the Category 1 works.

#### Next Steps

The below timeline itemises the activities and recommended next steps to bring the SWBMX Project to Completion.

SWBMX FACILITY TIMELINE				
Activity	February	March	April	May
Event Damage Investigations and determination of Liability				
CoM confirmation on scope and costs with respect to outstanding SWBMX works (forecast variations)				
Partek & Living Recreation Remobilisation				
Track works and facility repairs ongoing				
Track Curing				
SWBMX Facility Open				

## **SOUTHERN SOCCER FACILITIES PROJECT (Separable Portion 2)**

### **Overview**

The Southern Soccer Facility involves the construction of three natural turf soccer pitches, irrigation system, sports lighting system, public address system, toilets and fencing. Also included are utilities augmentation works (electrical, water, sewer, stormwater, communications), associated civil works including landscaping, car parking and spectator viewing areas. A modular clubroom facility incorporating function space, first aid room, change rooms, bar, canteen, and public amenities will be constructed.

### **Program**

Partek was given Site Possession on 15<sup>th</sup> March 2021 and contractual Practical Completion was 16 December 2021.

The current date for Practical Completion is 10 February 2022 however on the 28.1.22 Partek submitted an updated program in conjunction with 4 Extension of Time (EOT) claims. Partek's revised program indicates the Date for Practical Completion to be 24<sup>th</sup> March 2022, however the program and submitted EOT's are currently under assessment by the Superintendent. The EOT claims largely related to COVID19 related delays including reduced labour and material availability.

As per the program overview above, the Completion of the Southern Soccer Facility is running approximately 12 weeks later than the original date within the contract. These delays were largely attributable to the sites exposure / susceptibility to inclement weather (extremely wet winter) resulting in the inability to adequately prepare the pitch subgrade prior to completing irrigation and laying the turf.

COVID 19 related Labour shortages and the pressure on resources committed to the SWBMX opening event has also contributed to delays in the completion of the modular clubrooms.

### **Budget**

City of Marion, RLB and T& have worked closely throughout the project to manage and monitor budget. RLB present their monthly Financial Report to Council and regular meetings to identify cost risks are held to ensure adequate contingency was quarantined and correctly estimated.

As a result of several significant and unforeseen variations which occurred during January and in the lead-up to the SWBMX opening event the overall contingency was committed and RLB has since forecast it will be exceeded. RLB has recommended additional contingency will be required to complete both projects.

### **Risks**

There have been a number of risks arise throughout the project, however with the exception of those listed below, these have generally been mitigated with little or no impact to program.

The major risks which have impacted the project are:

- Inclement Weather: Due to the site's location and by virtue of the large majority of works occurring outdoors, inclement weather caused the majority of delays on the project. This has been compounded by the wetter than average winter during 2021. In particular the wet weather created unworkable conditions for several months during the preparation of the subgrade for the soccer pitches which had knock on affects to completing the irrigation and turf install.
- COVID-19: The spike in COVID-19 cases which occurred over the 2021/22 Christmas period significantly reduced the number of workers onsite during January 2022. This was a critical month for Partek, with a number of major activities planned. In addition, there have

been some material delays relating to the irrigation pump which further delayed the establishment of the turf on the soccer pitches.

- SWBMX Opening Event: In addition to the COVID-19 impacts on resourcing, the SWBMX Opening Event which occurred on 22 and 23 January consumed a number of resources, including Partek management, which detracted focus from completing the works on the SSF. Whilst these delays are hard to quantify and are not claimable under the Contract it should be acknowledged that the opening event did contribute to the current delays.

### Financial - Forecast Variations

RLB has undertaken a review of forecast variations and risks remaining on the SSF project and provided the below itemised list, including estimated costs.

These are categorised these as follows:

- Category 1 = Latent Conditions and Design Omissions
- Category 2 = Client Requested Changes
- Category 3 = Works to be funded out of existing OPEX Cost Centres

These are estimates only and costs may change (up or down) based upon formal submissions from Partek and assessments of the same by RLB.

#### Category 1 Works

No	Cat	Description	Estimated Cost
1	1	Additional Fibre Optic Works - Connection of site to CoM network (not in original scope)	\$5,000.00
2	1	Wall Basin Modifications - Additional works following DEW review	\$750.00
3	1	Plant Enclosure Changes - Design Modification	\$2,500.00
4	1	Swale Rectification Works - Additional Stormwater Management, DEW Requests and erosion prevention	\$50,000.00
5	1	Forecast Contingency Spend - Risk Allocation - As recommended by Cost Manager	\$30,000.00
6	1	SSF Fencing Changes - Additional Gates and extending fencing behind Pitch 3 / around detention basin	\$40,000.00
7	1	Original Budget Misalignment: Superintendent Fees	\$55,000.00
8	1	Additional Consultant Fees due to project delays (12 weeks)	\$55,000.00
<b>Sub-Total: Category 1 Works</b>			<b>\$238,250</b>

#### Category 2 Works

Category 2 Works include an allowance for club requested changes. These works are not yet known however may include items such as additional furniture, window treatments, additional power points, etc.

The recommended allowance from RLB for these works is \$20,000.

#### Category 3 Works

Category 3 works include additional irrigation to the viewing mounds. This was originally deleted from the project scope however for ease of future maintenance and long-term management of the facility it should be re-instated.

The estimated cost of these works is \$40,000. Council will fund these works from existing Operational Budgets.

### Additional Funds Required

The Project currently has committed the entirety of its contingency which excludes any of the forecast variations listed above. It is recommended, at a minimum, additional funding of \$238,250 is provided to complete the Category 1 works.

### Next Steps

The below timeline itemises the activities and recommended next steps to bring the SWBMX Project to Completion.

SSF TIMELINE									
Activity	February		March		April		May		
Turf install to Pitch 3 Complete									
Final trim to carpark and preparation of basecourse ready for spray seal									
Internal works to clubhouse complete									
External Works - Landscaping, fencing, gates, etc									
Final Carpark works - Spray Seal, Linemarking, wheelstops, etc									
Final Clean, Client Training and Practical Completion									
Pitch 1 & 2 Establishment Period Complete and ready for use									
SSF Opening Event									
Pitch 3 Establishment Period Complete and ready for use									

### ATTACHMENTS

- Attachment 1 - PC Certificate [11.5.1 - 16 pages]
- Attachment 2 - SWBMX Event - Damage Audit Report [11.5.2 - 5 pages]

Turner &amp; Townsend Confidential



## CERTIFICATE OF PRACTICAL COMPLETION

<b>Project</b>	Separable Portion 1: Sam Willoughby BMX Facility and Majors Road Upgrades
<b>Contractor</b>	Partek Industries Pty Ltd, ABN 51 008 206 077 of 169-177 South Road Mile End, SA 5031
<b>Principal</b>	City of Marion, ABN 37 372 162 294 of 935 Marion Road Mitchell Park, SA 5043
<b>Superintendent</b>	Turner & Townsend Pty Ltd, ABN 84 115 688 830 of Level 12, 19 Grenfell Street, Adelaide SA 5000
<b>Date Issued</b>	14 <sup>th</sup> January 2022

### Practical Completion

Pursuant to Clause 2 and Subclause 42.5 of the AS2124-1992 General Conditions of Contract (Contract), defining "Practical Completion" and the "Certificate of Practical Completion", the Superintendent hereby certifies that the Project reached Practical Completion at **4:00 pm on Friday 14<sup>th</sup> of January 2022**.

Refer **Annexure A** – Practical Completion Tracker for a complete summary of conditions met in achieving Practical Completion.

### Incomplete Works

It is noted that there are minor defects and omissions to the Works:

- Which do not prevent the Works, from being reasonably capable of being used for their intended purposes;
- Which the Superintendent determines the Contractor has reasonable grounds for not promptly rectifying; and
- Rectification of which will not prejudice the convenient use of the Works

The following Works are to be completed by the Contractor following Practical Completion in accordance with Subclause 16.1 and Clause 37 of the Contract:

- Complete any relevant Outstanding Works recorded in the Practical Completion Tracker as being incomplete or outstanding at Practical Completion (**refer Annexure A**);
- Completion of Outstanding Works that were agreed between the Contractor and Principal to be outstanding at Practical Completion (**refer Annexure B**);
- Rectification of Defects as set out as open in the agreed Defects Register / Reports (**refer Annexure C**);

It is noted that the Contractor will complete the Works described in **Annexure A**, **Annexure B** and **Annexure C** in accordance with the requirements of the Building Owner's access protocols and within the agreed timeframes shown on the Annexures.

### Department of Environment and Water (DEW) Commitments

As captured within **Annexure A** and Council Commitments Tracker (**Annexure D**) various DEW requirements are contained within the License to Construct.

These items have been incorporated as Works under Contract by way of Project Documentation (including Architectural and Services design documentation and Superintendents Instruction 088)

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as approved by DEW and the Minister with the majority completed as evidenced by Partek Industries submitted photographs of completed Pre-Practical Completion Items as approved by DEW.

Several items remain incomplete or have been identified as Defects and are included in **Annexure C** for completion by the Contractor.

### Cycliste Internationale (UCI) Accreditation

For the City of Marion to obtain approval for the SWBMX facility to become an international world championship accredited venue, the UCI shall provide AusCycling with written confirmation that UCI Accreditation has been achieved. AusCycling shall be responsible for administering this confirmation of UCI Accreditation to the City of Marion.

Refer **Annexure D** for latest correspondence with AusCycling.

Works required to be completed by the Contractor for UCI accreditation to be achieved are detailed in **Annexure B**.

### Site Possession

Pursuant to Clause 35.2 of the Contract, we note that possession of the Site is returned to the Principal upon the time and date of Practical Completion noted in this Certificate (above).

We note that both the Principal and Contractor have made the necessary adjustments to and transfer of insurances required under the Contract following Practical Completion (refer relevant correspondence and Practical Completion documentation in **Annexure D**).

### Security - Reduction and Release

Pursuant to Clause 5.7 of the Contract relating to Reduction of Security and Retention Moneys, and due to the creation of Separable Portions pursuant to Clause 35.4 (as captured within Superintendent Instruction 056), the Bank Guarantee will be returned to the Contractor by the Principal within 14 days of issue of the Certificate of Practical Completion for Separable Portion 2.

### Defects Liability Period

In accordance with Clause 37 and Annexure A of the Contract, the Defects Liability Period will extend for 12 months from the Date of this Certificate.

For clarity the expiration of the Defects Liability Period will be **4:00 pm on the 14<sup>th</sup> of January 2023**.

**Signed by the Superintendent:**

**Date:**

14/1/2022



**Mark Goudge**

Project Director  
Turner & Townsend Pty Ltd  
e: mark.goudge@turntown.com

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**Attachments:**

- Annexure A: Practical Completion Tracker (Rev 6)
- Annexure B: SWBMX - Outstanding Works Register (Updated 12/01/22)
- Annexure C: Schedule of Outstanding Defects (Document Register – Documents to be transmitted via Dropbox link)
- Annexure D: Project Documentation (Document Register – Documents to be transmitted via Dropbox link)

**Copy:**

- Ilia Houridis – City of Marion
- Andrew Thorstenson – Turner & Townsend / City of Marion
- Max Proud – Partek Industries
- Alex Robey – Partek Industries
- Dylan Thomas – Turner & Townsend

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**ANNEXURE A - PRACTICAL COMPLETION TRACKER****SWBMX & SSF Project**

Formal Instruction of Agreement AS2124 - 1992 Works Contract

Date 14/01/22

Rev 6

#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
1	2	Practical Completion Definition (a)	Practical Completion" is that stage in the execution of the work under the Contract when -- The Works are complete except for minor omissions and minor defects (i) Which do not prevent the Works from being reasonably capable of being used for their intended purpose; and (ii) Which the Superintendent determines the Contractor has reasonable grounds for not promptly rectifying; and (iii) Rectification of which will not prejudice the convenient use of the Works	Partek PC Submission to include; Partek to compile and submit register of Outstanding Works with agreed completion dates; Include up to date Defects Rectification register, with target dates for completion - endorsed by GWA, WGA, Secon, Birdseye.	Partek	Condition Satisfied	Open	Please refer to Annexure C for Consultants Defects Reports.
2	2	Practical Completion Definition (b)	Those tests which are required by the Contract to be carried out and passed before the Works reach Practical Completion have been carried out and passed	Partek PC Submission to include; Builders Statement A (signed) Landlord Statement B (signed) Form 2s (signed) As Built drawings O&M Manuals - Consultants to review and endorse Commissioning and Testing results	Partek	Partially Satisfied	Open	Please refer to Annexure D for Builders Statement A, Landlord Statement B, Form 2s, and Certificates of Compliance.  Partek to provide final O&M Manuals with As-Built (including Commissioning & Test Results) within 1 month of Practical Completion.

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
3	2	Practical Completion Definition (c)	Documents and other information required under the Contract which, in the opinion of the Superintendent, are essential for the use, operation and maintenance of the Works have been supplied.	Certificates of Completion Certificate of Occupation all keys for the Works properly labelled the Contractor has provided to the Principal and to any employee or contractor nominated by the Principal, all required training and spare parts as specified in the Contract Documents. (Signed training attendance register)	Partek	Condition Satisfied	Open	Please refer to Annexure D for below items. - Certificate of Occupancy - Partek's Keys & Spare Items Transmittal - Partek Training Attendance Register - CoM - Fire Performance and Evacuation Training Register
4	5.7	Reduction of Security and Retention Moneys	Upon the issue of the Certificate of Practical Completion the Principal's entitlement to security and retention moneys shall be reduced to the percentage thereof stated in the Annexure or, if no percentage is stated, to 50% thereof.  Subject to the first paragraph of Clause 5.7, if in the opinion of the Superintendent it is reasonable to further reduce the Principal's entitlement to security and retention moneys, that entitlement shall be reduced to the amount which the Superintendent determines to be reasonable.  The Principal shall, within 14 days of the Superintendent making such a determination, release the security and retention moneys in excess of the entitlement.	Within 14 days, CoM to issue Bank Guarantees back to Partek upon the issue of the Certificate of Practical Completion.  This will be noted in the T&T Separable Portion 2 PC Certificate.	T&T / CoM	N/A	Open	T&T to ensure return of Bank Guarantees is included within body of SP2 PC Certificate.  CoM and PTK to coordinate directly for return of Bank Guarantees.  Partek to prepare transmittal confirming Bank Guarantee return and have it signed by CoM.  Partek to issue soft copy of signed transmittal to T&T.

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
5	8.4	Supply of Documents by Contractor	<p>If the Contract requires the Contractor to supply documents, the Contractor shall supply the number of copies stated in the Annexure or, if no number is stated, 5 copies.</p> <p>If the Contractor submits documents to the Superintendent, then—</p> <p>(a) the Superintendent shall not be bound to check the documents for errors, omissions or compliance with the requirements of the Contract—</p> <p>(b) notwithstanding the provisions of Clause 23, the Superintendent's approval shall not relieve the Contractor from responsibility for the Contractor's errors or omissions or compliance with the requirements of the Contract;</p> <p>(c) if the Contract provides that the Contractor must obtain the Superintendent's direction whether documents are suitable or are not suitable then within the time stated in the Annexure (or if no time is stated then within 14 days) after receipt of the documents, the Superintendent shall notify the Contractor that the documents are suitable or are not suitable;</p> <p>(d) if the Superintendent notifies the Contractor that the documents are not suitable, the Superintendent shall give reasons why the documents are not suitable and the Contractor shall submit new or amended documents for the Superintendent's direction under this Clause;</p> <p>(e) the Superintendent shall not reject documents which are in accordance with the requirements of the Contract.</p> <p>Copies of documents supplied by the Contractor shall be the property of the Principal but shall not be used or copied otherwise than for the use, maintenance or alteration of the Works.</p>	<p>Partek to provide 3x USB / electronic copies of O&amp;M Manuals / As-Builts.</p> <p>All other completion documentation to be provided electronically (1x copy).</p>	Partek / Design Consultants	Partially Satisfied	Open	<p>Please refer to Item #2 of the PC Tracker (above).</p> <p>Partek to provide final O&amp;M Manuals with As-Builts (including Commissioning &amp; Test Results) within 1 month of Practical Completion.</p>
6	35.2	Time for Practical Completion	<p>Upon the Date of Practical Completion the Contractor shall give possession of the Site and the Works to the Principal</p>	CoM to confirm all insurances are in place at time of site possession being returned.	CoM / T&T	Condition Satisfied	Open	Please refer to Annexure D for CoM confirmation of insurances.
7	37	Defects Liability	<p>The Defects Liability Period stated in the Annexure shall commence on the Date of Practical Completion.</p> <p>As soon as possible after the Date of Practical Completion, the Contractor shall rectify any defects or omissions in the Works under the Contract existing at Practical Completion.</p>	T&T to note DLP start and finish dates on PC Certificate.	T&T	Condition Satisfied	Scheduled & in progress	Please refer to Separable Portion 1 Certificate of Practical Completion.
8	38	Cleaning Up	<p>The Contractor shall keep the Site and the Work clean and tidy. The Contractor shall regularly remove rubbish and surplus material.</p> <p>Within 14 days after the Date of Practical Completion the Contractor shall remove Temporary Works and Construction Plant.</p>	<p>Partek to undertake full and detailed cleaning of the Works.</p> <p>All surplus materials, rubbish and the like shall be removed from the site to the satisfaction of the Superintendent</p> <p>T&amp;T to arrange pre-PC site walk with CoM and Partek.</p>	T&T / Partek	Condition Satisfied	Scheduled & in progress	<p>The Superintendent undertook a Pre-Practical Completion inspection of the site on 14.1.22.</p> <p>Partek were advised of metal shavings to be cleaned (located outside of the 5m start platform storage room).</p> <p>All surplus materials, rubbish and the like have been removed to the satisfaction of the Superintendent.</p>

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
9	42.5	Certificate of Practical Completion	The Contractor shall give the Superintendent at least 14 days notice of the date upon which the Contractor anticipates that Practical Completion will be reached.	Partek to issue notice 14 days before PC	Partek	Condition Satisfied	Open	SWBMX: PAR-MP issued Anticipated Practical Completion Notice on 10.12.21  PAR-MP to prepare and draft notice to advise of anticipated PC for SSF.
10	42.5	Certificate of Practical Completion	When the Contractor is of the opinion that Practical Completion has been reached, the Contractor shall in writing request the Superintendent to issue a Certificate of Practical Completion.	Partek to issue notice on PC date.	Partek	Condition Satisfied	Open	Partek issued T&T with a Letter of Practical Completion on 14.1.22.
11	42.5	Certificate of Practical Completion	Within 14 days of the receipt of the request, the Superintendent shall give to the Contractor and to the Principal a Certificate of Practical Completion certifying the Date of Practical Completion or give the Contractor in writing the reasons for not issuing the Certificate. When the Superintendent is of the opinion that Practical Completion has been reached, the Superintendent may issue a Certificate of Practical Completion whether or not the Contractor has made a request for its issue.	T&T to issue PC Certificate and will endeavour to issue on the same day as PC being awarded.	T&T	Condition Satisfied	Scheduled & in progress	Please refer to Separable Portion 1 Certificate of Practical Completion...
14	Appendix 2 - Part B1 - General Works Specification - Preliminaries	2.5 SWBMX - UCI BMX Track Construction and Commissioning	Following construction of the track, the Contractor must ensure that the track is tested in accordance with the UCI BMX Track Guide ( <a href="https://www.uci.org/docs/default-source/importedlibrary/ucibmxtrackguide-developingbmx_french.pdf">https://www.uci.org/docs/default-source/importedlibrary/ucibmxtrackguide-developingbmx_french.pdf</a> ).  Note: The Start Hills must be complete to enable testing of the track by specific riders.	Partek to provide UCI accreditation / certification.	Partek / CoM	Scheduled & in progress	N/A	AusCycling site visit is currently tentatively scheduled for 18.1.22 / 19.1.22.  Living Recreation are continuing to complete their final package of works (envisaged to be complete by 18.1.22).  Please refer to Annexure D for latest correspondence with regard to UCI Accreditation.
15	Appendix 2 - Part B1 - General Works Specification - Preliminaries	7.1 Site Survey	At completion of the developments, the Contractor is to provide As-Built Survey to the Principal.	Partek to provide As-Built Survey to CoM.	Partek	Scheduled & in progress	Open	Please refer to Item #5 of the PC Tracker (above).
16	Appendix 2 - Part B1 - General Works Specification - Preliminaries	10.2.1 Traffic Management	Construction of the new access on Majors Road to provide an entrance to the SWBMX site. Construction to be in accordance with DIT Requirements and DIT Master Specification by a DIT prequalified contractor (R1-R5) including a new left turn deceleration lane, pavements, lighting, emergency signals line marking and signage.	Partek to obtain and provide approval for Majors Road access construction.  This may consist of providing evidence of physical inspections and reviews against DIT Requirements and Master Specifications to ensure compliance.	Partek	Scheduled & in progress	N/A	WGA have scheduled a DIT inspection of Majors Road on 13.1.22 / 14.1.22.  Once completed, WGA / DIT to provide formal acceptance.

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
17	Appendix 2 - Part B1 - General Works Specification - Preliminaries	10.4 Demobilisation and Final Project Site Clean Up	Vegetated areas that have been disturbed during the course of undertaking the works shall be reinstated so that they are smooth and uniform. These areas shall be seeded with a suitable native grass, to be approved by the Superintendent at the Contractor's expense.	Partek to arrange pre-PC site walk with T&T, CoM and DEW for inspection.	Partek	Condition Satisfied	Open	Please refer to Certificate of Practical Completion from T&T and Annexure D for DEW Pre-PC Items Status Update.
18	Appendix 2 - Part B1 - General Works Specification - Preliminaries	11 Project Signboard	The Contractor shall remove the signboard on completion of the project and as directed by the Superintendent.	Partek to remove project signboards at PC. This will be inspected in the Pre-PC site walk.	Partek	Condition Satisfied	Open	The Superintendent undertook a Pre-Practical Completion inspection of the site on 14.1.22, all Partek signboards have been removed from the SWBMX site.
19	Appendix 2 - Part B1 - General Works Specification - Preliminaries	12.5 Handover	As part of Practical Completion / handover of the site, the Contractor must identify any residual risks or hazards associated with project and include these in the defects inspections lists. Lists are to be provided to the Superintendent for issue to the Principal at handover.	Partek to provide residual risk register prior to PC.	Partek	Condition Satisfied	Open	Please refer to Annexure D for Partek's Residual Risk Register.
20	Appendix 2 - Part B1 - General Works Specification - Preliminaries	13.2.2 Final Survey	As built site features, services drawings and the like, are required by the Principal from the Contractor as indicated in this document. Please note that, at a minimum, the Principal will require CAD and PDF as built files. Please refer to Parts B2 - B7 for any further requirements in this regard.	Refer Items 2 and 5 of the PC Tracker.	Partek	Partially Satisfied	Open	Refer to Items 2 and 5 of the PC Tracker for actions.
21	Appendix 2 - Part B1 - General Works Specification - Preliminaries	14.11.1 4 Weeks Prior to Practical Completion	Submit draft operating and maintenance manuals, including as built drawings, equipment operating manuals, and listing all warranties to be included, for review.  The Contractor is to provide 4 weeks advance notice of the date and time for the end user training sessions. The Principal will provide a list of end users who will attend the training sessions.  Completion of the above is a prerequisite of Practical Completion.	Partek to submit draft manuals 4 Weeks Prior to PC for consultant review.  Final manuals to be provided within 1 month of PC.  CoM to provide a list of End Users who will attend the training sessions.  Refer Items 2 and 5 of the PC Tracker.	Partek / CoM / Design Consultants	Partially Satisfied	Open	Refer to Items 2 and 5 of the PC Tracker for actions.
22	Appendix 2 - Part B1 - General Works Specification - Preliminaries	14.11.2 2 Weeks Prior to Practical Completion	Submit all manufacturers' instructions with regard to the operation of the contract works including, but not limited to Operating Manuals, Specifications, Warranties, Guarantees and the like for appliances, equipment, fixtures, etc.  Submission of the Contractors defects list.  Refer to details within the technical specifications (Parts B2-B7 of the RFT documents).  Completion of the above is a prerequisite of Practical Completion.	Partek to submit draft documents 2 Weeks Prior to PC for consultant review.  Final documents to be provided within 1 month of PC.  Refer Items 2 and 5 of the PC Tracker.	Partek / CoM / Design Consultants	Partially Satisfied	Open	Refer to Items 2 and 5 of the PC Tracker for actions.

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
23	Appendix 2 - Part B1 - General Works Specification - Preliminaries	14.11.3 At Practical Completion	At the time of Practical Completion, submit all Certificates, Approvals from Statutory Authorities, UCI Accreditation including the Certificate of Occupancy from the City of Marion Building Rules Development Approval Unit.  Complete all end user training sessions.  Completion of the above is a prerequisite of Practical Completion.	Refer Items 1, 2 and 3 in PC Tracker.	Partek	Partially Satisfied	Open	Refer Items 1, 2 and 3 of the PC Tracker.
24		Lease Agreement CoM-CZ Completion Activities 31.8.21	For the Minister (Lessor) to consent to commencement of the Lease with the CoM (Lessee) for the SWBMX and SSF, it is a condition precedent that: <ul style="list-style-type: none"> <li>the Licensee reaches Practical Completion of the Works;</li> <li>the Works are certified by the Superintendent in accordance with the Building Code of Australia and all required certificates for the Works have been obtained by the Lessee and copies of the same are provided to the Lessor;</li> <li>the Lessor is satisfied that the Works have been completed in accordance with: <ul style="list-style-type: none"> <li>(a) the Specifications;</li> <li>(b) the Development Authorisation;</li> <li>(c) the Approvals; and</li> <li>(d) the Council Commitments and the Lessor provides a written notice to the Lessee confirming this satisfaction.</li> </ul> </li> </ul>	Superintendents PC Certificate including Annexures satisfies this requirement with the exception of item 3(d) - Council Commitments.  CoM Land and Property Team to seek DEW acceptance that the Council Commitments have been achieved.	T&T / CoM	Partially Satisfied	Open	Please refer to Certificate of Practical Completion from T&T and Annexure D for DEW Pre-PC Items Status Update.  T&T / CoM to arrange DEW meeting for SSF site mid to late Jan.
25		Development Application	Formalised Management Plan shall be prepared and implemented to address issues regarding providing assistance to competitors / officials / authorised persons who may have a disability which impacts on them independently accessing the 5 metre and/or 8 metre starting gates. Individual management plans shall be prepared for individuals as necessary.  The management plans must be provided to and approved by Council's Building Department as part of the application for the Certificate of Occupancy.  Signage installed on the base of the Start Hill stating "Access to the platforms are restricted to accredited officials, coaches and riders only at all times. The facility will not be used by unsupervised patrons or members of the general public."	CoM to prepare and implement Management Plan(s) to address issues regarding 5m and 8m start hills access assistance provisions for competitors / officials / authorised persons who may have a disability.	CoM / GWA	Condition Satisfied	N/A	Please refer to Annexure D for DBA Management Plan for Start Hills.
26		CoM-CZ Completion Activities 31.8.21	Access provisions required to both site for the delivery of furniture and Point of Sale machines in late December 2021.	Partek to ensure that road access is constructed to both sites to enable delivery of furniture and Point of Sale machines in late December 2021.	Partek	Ongoing monitoring	Open	Ongoing monitoring - as advised during 12.1.22 PC Tracker meeting early access is not envisaged.  Minimal communication from the Event Organiser with respect to site setup, services, etc which is currently being dealt with separate CoM team.

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
27		CoM-CZ Completion Activities 31.8.21	Installation of the fibre by ICT contractors – timing to be confirmed with Partek.	Partek to confirm once fibre pathways / conduits are complete. CoM to confirm fibre installation date.	Partek / CoM	Condition Satisfied	Scheduled & in progress	Fibre Installation has been completed. CoM (Michael Bowden) attended SWBMX site to install CoM ICT equipment on 11.1.22 and installed majority of items. CoM-AT to advise if separate revisit required to SSF.
28		CoM-CZ Completion Activities 31.8.21	Installation of Emergency Egress Plans (will require access by Council's fire contractors).	CoM to prepare and install Emergency Egress Plans	CoM	Condition Satisfied	Open	Engie undertook installation of Emergency Evacuation Signage on 14.1.22. Please refer to Annexure D for finalised and approved Emergency Evacuation Plans. SSF Emergency Management Plans will need to be complete by the end of January 2022.
29		CoM-CZ Completion Activities 31.8.21	Coordination of site tours for event planning.	CoM to coordinate date and time of site tours to facilitate event planning	CoM	Ongoing monitoring	Open	Ongoing monitoring – as advised during 12.1.22 PC Tracker meeting early access is not envisaged. Minimal communication from the Event Organiser with respect to site setup, services, etc which is currently being dealt with separate CoM team.
30	SWBMX Licence to Construct to Annexure D - Council Commitments	A. Building Design and Construction	(i.) buildings constructed on the Licensed Area will incorporate the principles of ecologically sustainable development. Including but not limited to harnessing the benefit of passive design, incorporating solar panels and batteries, and fulfilling the principles of water sensitive urban design;	CoM to incorporate the principles of ecologically sustainable development, fulfil the principles of WSUD, and shall be designed to complement the surrounding environment.	CoM	Condition Satisfied	N/A	This condition has been satisfied as per the discussions held onsite with DEW on 3.12.21 and formalised through approval by the Council Assessment Panel. No action required
31	SWBMX Licence to Construct to Annexure D - Council Commitments	A. Building Design and Construction	(ii.) buildings are designed in a way that complements the natural environment and minimises visual impact on the natural park;	CoM to incorporate the principles of ecologically sustainable development, fulfil the principles of WSUD, and shall be designed to complement the surrounding environment.	CoM	Condition Satisfied	N/A	This condition has been satisfied as per the discussions held onsite with DEW on 3.12.21 and formalised through approval by the Council Assessment Panel. No action required
32	SWBMX Licence to Construct to Annexure D - Council Commitments	A. Building Design and Construction	(iii.) the removal of existing trees will be minimised as part of the development, particularly large trees;	CoM to incorporate the principles of ecologically sustainable development, fulfil the principles of WSUD, and shall be designed to complement the surrounding environment.	CoM	Condition Satisfied	N/A	This condition has been satisfied as per the discussions held onsite with DEW on 3.12.21 and formalised through approval by the Council Assessment Panel. No action required

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
33	SVBXX Licence to Construct Annexure D - Council Commitments	B. Plastic Free Precinct	(i.) the Licensee must ensure that the Licensed Area will be a 'plastic-free precinct' and liaise with Green Industries SA to develop an understanding of this concept and how it is to be planned and administered.	CoM to ensure that the Licensed Area is a plastic-free precinct. CoM to consult with Green Industries SA to develop an understanding of how this concept shall be planned and administered.	CoM	Condition Satisfied	N/A	Please refer to Annexure D for Green Industries SA Plastic Free Precinct Letter.  Please refer to Certificate of Practical Completion from T&T and Annexure D for DEW Pre-PC Items Status Update.
34	SVBXX Licence to Construct Annexure D - Council Commitments	C. Revegetation and Landscaping	(i.) Licensee will provide the Minister and the Glenithorne Partnership with written advice and with plans for the revegetation and landscaping of the Licensed Area;	CoM, in consultation with the Department of Environment and Water, and Glenithorne Partnership shall obtain advice and prepare written statements, plans, and program for the revegetation and landscaping of the Licensed Area.	Partek	Condition Satisfied	N/A	Please refer to Certificate of Practical Completion from T&T and Annexure D for DEW Pre-PC Items Status Update.
35	SVBXX Licence to Construct Annexure D - Council Commitments	C. Revegetation and Landscaping	(ii.) the Licensee must obtain advice from the Department of Environment and Water and consult with the Glenithorne Partnership on the greening and landscaping of the Licensed Area;	CoM, in consultation with the Department of Environment and Water, and Glenithorne Partnership shall obtain advice and prepare written statements, plans, and program for the revegetation and landscaping of the Licensed Area.	CoM	Condition Satisfied	N/A	
36	SVBXX Licence to Construct Annexure D - Council Commitments	C. Revegetation and Landscaping	(iii.) the Licensed Area must be landscaped with native vegetation, local native species and in a manner that complements the overall rehabilitation of the national park and to minimise the visual impact of the BMX Facility, consistent with principles of a national park.	CoM, in consultation with the Department of Environment and Water, and Glenithorne Partnership shall obtain advice and prepare written statements, plans, and program for the revegetation and landscaping of the Licensed Area.	CoM	Condition Satisfied	N/A	These conditions have been satisfied as per the discussions held onsite with DEW on 3.12.21 and formalised through approval by the Council Assessment Panel.  Refer attached landscaping plans with planting schedule.  No action required

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
37	SWBMX Licence to Construct Annexure D - Council Commitments	C. Revegetation and Landscaping	(iv.) the Licensee will implement a significant revegetation program in the National Park to implement an 'environmental benefit' and to offset loss of vegetation due to the BMX Facility.	CoM, in consultation with the Department of Environment and Water, and Glenithorne Partnership shall obtain advice and prepare written statements, plans, and program for the revegetation and landscaping of the Licensed Area.	CoM	Condition Satisfied	N/A	
38	SWBMX Licence to Construct Annexure D - Council Commitments	D. Public Toilets	(i.) the Licensee must build publically accessible toilets for all National Park users.	Licensee to build publically accessible toilets for all National Park users.	CoM	Condition Satisfied	N/A	This condition has been satisfied as per the discussions held onsite with DEW on 3.12.21 and formalised through approval by the Council Assessment Panel.  Refer attached clubhouse plan showing publically accessible toilets on western side of building.  No action required
39	SWBMX Licence to Construct Annexure D - Council Commitments	E. Car Park	(i.) the Licensee must build improvements to the existing car park to the satisfaction of the Minister.	Licensee to build improvements to the existing car park.	CoM	Condition Satisfied	N/A	This condition has been satisfied as per the discussions held onsite with DEW on 3.12.21 and formalised through approval by the Council Assessment Panel.  No action required
40	SWBMX Licence to Construct Annexure D - Council Commitments	F. Signage	(i.) the Licensee must relocate the existing trail head sign to support park users immediately adjacent to the development.	Licensee to relocate trail head sign.	Partek	Condition Satisfied	N/A	PAR-MP provided photo evidence of completed DEW items that correspond to Council Commitment Tracker. Refer RE: Works required by DEW" dated 23.12.21.  CoM-AT held site inspection with DEW representatives & Minister David Speirs on 7.1.22.  With exception of the incorrectly sized DEW supplied gate, all DEW pre-PC items are completed. CoM-AT to touch base with DEW to obtain written confirmation that all items have been satisfied.
41	SWBMX Licence to Construct Annexure D - Council Commitments	G. Minimising Fire Risk	(i.) the Licensee must ensure that the BMX Facility is designed and constructed to ensure that it does not increase the risk of fire within the National Park.	BMX Facility is to be designed and constructed to ensure it does not increase the risk of fire within the National Park.	Partek	Condition Satisfied	N/A	Please refer to Certificate of Practical Completion from T&T and Annexure D for DEW Pre-PC Items Status Update.

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#	Contract Clause	Item Title	Contract Obligation / Description of Obligation	Interpretation of Contract / Agreed Requirement	Contract Responsibility	Separable Portion 1	Separable Portion 2	Current Action(s)
42	SVBMX Licence to Construct Annexure D - Council Commitments	H. Trails	(1.) the Licensee must satisfy the Minister to any changes to trails and fire access associated with the BMX Facility.	Any changes to the trails and fire and fire access associated with the BMX Facility to satisfy the Minister.	Partek	Condition Satisfied	N/A	Please refer to Certificate of Practical Completion from T&T and Annexure D for DEW Pre-PC Items Status Update.
53		Seccon - Services PC Requirements 16.12.21	There are a few items from a services perspective that are important: 1. The construction of the fire wall to the soccer building to satisfy the documentation including any services penetrations are sealed so as not to compromise the fire rating 2. Signed off commissioning report of the Fire Detection system to BMX 3. CoC's for Electrical, Hydraulic and Electrical Mechanical 4. Emergency lighting test results (120min discharge) 5. TCA1 form 6. Commissioning results		Partek	Partially Satisfied	Open	Please refer to Items 1, 2, 3 and 5 of PC Tracker (above).  Partek to provide final O&M Manuals with As-Builts (including Commissioning & Test Results, TCA1 Forms etc) within 1 month of Practical Completion.

**SWBMX –Outstanding Works Register (Updated 12/01/22)****1. Start Hills**

- a. Bird netting to be installed – date TBA
- b. Variation – Additional Exit lights – will be completed Friday 14/01/22 (Ptk to issue photos to TT)
- c. Variation – Extra lighting behind start hills – will be completed week of 17/01/22

**2. BMX Track**

- d. Berms – bitumen originally scheduled for 10<sup>th</sup> – 15<sup>th</sup> Dec 2021 and then week of 4<sup>th</sup> Jan 2022 but inclement weather + Covid-19 delayed works. SI received to proceed with polymer surface to berms prior to scheduled event in lieu (variation), bitumen will then be applied (over the top) after the event (week of 31/01/2022 – still weather dependent).
- e. Polymer surface (same as remainder of track) has commenced and anticipated to be complete by 19/01/22.
- f. Finish track surface, tinting and linemarking – continuing this week & next week to be complete by 19/01/22.
- g. Hydroseed between the track – booked in for 20/01/22 as agreed with CoM

**Notes:**

- Above incomplete works will not hold up PC as agreed
- Strictly no access to BMX track until surfacing is 100% complete. Partek to advise once track can be accessed. If anyone (i.e. clubs) choose to access/utilise track after PC and before the track surfacing is 100% complete, then this may cause damage which Partek will take no responsibility for and may require repair works/reworks resulting in potential time & cost implications.

**3. Clubroom Building**

- h. Internal painting touch-up's – Saturday 15/01/22
- i. Access hatches external – Saturday 15/01/22
- j. Specified push/pull handles for external public toilets are currently unavailable – temporary hardware to be installed by 14/01/22 and will then be replaced after PC
- k. Security – Michael Bowen (CoM) to finish off this week prior to 14/01/22
- l. Master keying – being completed by CoM locksmith by Friday 14/01/22
- m. Variation – Louvre doors – TBA by Ptk but will be post PC – frame & hardware to be reused as advised by GWA – full height louvre (2m2) with timber or steel door surround required, Ptk to order ASAP in New Year. Lietzke double doors have been installed as originally documented and will be replaced with louvre doors once available – current doors will need to be opened when plant is in use for ventilation – will be discussed at client training.

**4. Majors Road Works**

- n. Fencing – TBA (awaiting DIT inspection)
- o. Green bike lane line marking – post PC once bitumen cured (has been painted white temporarily)

**5. Site Works**

- p. Variation – Awaiting correct sized gate from DEW – Partek to install gates once received

**Final Inspections/Certification/Training**

- Final defects inspections by consultants undertaken 11<sup>th</sup> Jan 2022 (awaiting reports/list)
- Fire test undertaken 12/01/22 – certificate to be issued by 13/01/22 (MFS will require 2x sets of keys to site upon PC/handover to allow them to access/monitor site - CoM to arrange through locksmith)
- UCI accreditation – as per email correspondence between TT & Luke Madill (will not affect PC)
- Majors Rd DIT inspection TBA – aiming for 13/01/22 (WGA to confirm)
- CoM/TT final PC inspection scheduled for Friday morning 14/01/22
- Stephen Zillante (CoM) has inspected site – PTK to issue photos of additional items requested on 14/01/22 to enable CoO to be issued
- Ptk to issue Notice of PC by 14/01/22 once completion documents issued (including fire test certificate)
- Client User Training and handover of keys/spares etc. booked in for 14<sup>th</sup> Jan 2022

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14<sup>th</sup> January 2022

Separable Portion 1 of the Sam Willoughby BMX (SWBMX) and Southern Soccer Facility (SSF) Project which entails the SWBMX Facility and Majors Road Upgrades

The documents listed below are applicable to Annexure C & D of the Practical Completion Certificate for Separable Portion 1 of the SWBMX and SSF Project.

Annexure C – Consultant Defect Reports			
Document No.	Document Name	Reference Identification	Date
1	Birdseye Studios – SWBMX Landscaping Defects List	20023_SWBMX Facilities	11.1.22
2	Greenway Architects (GWA) – SWBMX External Works Defect List	Revision 01	11.1.22
3	Greenway Architects (GWA) – SWBMX Modular Building Defects List	Revision 01	11.1.22
4	Greenway Architects (GWA) – SWBMX Start Platform Defects List	Revision 01	11.1.22
5	Secon Engineers – SWBMX Services Defects List	C0016	11.1.22
6	Wallbridge Gilbert Aztec (WGA) – Defects Inspection List	Email	21.12.21
7	Department for Environment and Water (DEW) – Assessment of Stormwater Structure	Email	14.1.22

Annexure D – Project Documentation			
Document No.	Document Name	Reference Identification	Date
	Development Act - Statement of Compliance	TBC	14.1.22
	SWBMX - Certificate of Occupancy	Electronic PDF Document	14.1.22
	Certificate of Compliance – One Construct (Electrical)	E1324221	20.12.21
	Certificate of Compliance – One Construct (Hydraulic)	G0223239	12.1.22
	Certificate of Compliance – One Construct (Hydraulic)	P225527	12.1.22
	Certificate of Compliance – One Construct (Mechanical)	E1324660	20.12.21
	Certificate of Compliance – TadMar (Electrical)	E1286443	15.11.21
	Certificate of Construction – TadMar (Electrical)	E1319927	15.12.21

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	Council Commitments Tracker	Revision B	14.1.22
	City of Marion - DDA Management Plan for Start Hills	Scanned Document	14.1.22
	DEW Pre-PC Items Status Update	Refer to Document Number 7	14.1.22
	Emergency Evacuation Plans	Electronic PDF Document	16.12.21
	MFS Certificate of Connection	112097 / 80493	12.1.22
	Form 2 – Autoroll Garage Doors	100/2020/0634	12.1.22
	Form 2 – Axis Roofing	100/2020/0634	13.12.21
	Form 2 – Combined Fire Systems	100/2020/0634	16.12.21
	Form 2 – Partek	100/2020/0634	13.1.22
	Form 2 – One Construct	100/2020/0634	12.2.22
	Form 2 – Sakar Constructions	100/2020/0634	12.1.22
	Form 2 – Tad-Mar	100/2020/0634	16.12.21
	Form 2 – Woods Construction	100/2020/0634	10.12.21
	Green Industries SA – Plastic Free Precinct Letter	Electronic PDF Document	13.1.22
	City of Marion – Insurances Confirmation	Email	14.1.22
	Partek – Keys & Spare Items Transmittal	Electronic PDF Document	14.1.22
	O&M Manuals & As-Builts	Electronic PDF Documents &	
	Planning, Development, and Infrastructure Act - Statement of Compliance	Electronic PDF Document	13.1.22
	Partek – Residual Risk Register	Electronic PDF Document	14.1.22
	City of Marion – Fire Performance and Evacuation Training Attendance Register	Scanned Document	14.1.22
	Partek – Training Attendance Register	Scanned Document	14.1.22
	UCI Accreditation Process Correspondence	Email	17.12.21





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Aerial shot taken of the track after the water had evaporated following the BMX event on the 22-23.01.22.

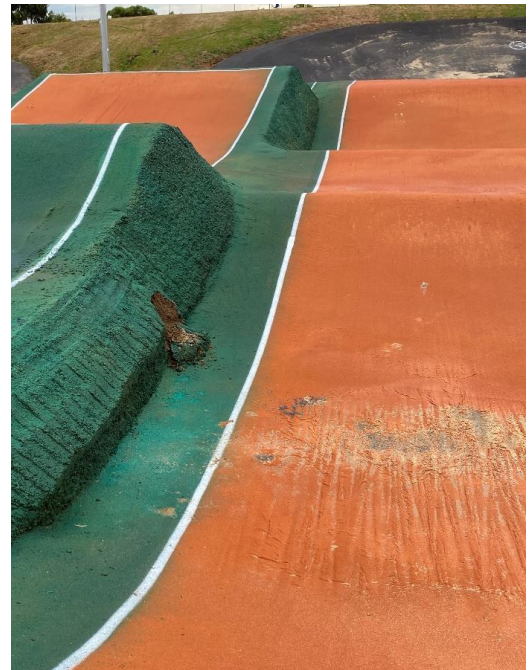


Photo of the track coming out of the first berm, the damage is consistent throughout, low areas of the track generally allow ponding to occur. There is also damage to the top of one of the jumps, damage unknown, this could have been caused by a crash or general track usage.

Photo taken from walkway between the 5m and 8m start hills. Damage in-between the track straights due to large volume of water and foot traffic, and hydroseeded areas around the track.



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Additional photos of the track surface taken on the 24.01.22.

The first photo shows damage to the finish line where it appears ponding has occurred and delaminating of the track surface.

The second photo shows an area of the track where the subsurface has been damaged and delaminating of the track surface, it appears water ponding has occurred.

The third photo is taken from the start of the 3<sup>rd</sup> straight, the surface still wet from the weekend and damage to the track surface

The fourth photo shows damage to the 2<sup>nd</sup> berm, these are a temporary finish however it is the same material finish as the track.



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Photo taken heading into the 3<sup>rd</sup> berm, blocked drainage due to mud and silt potentially blocking the flow of water.

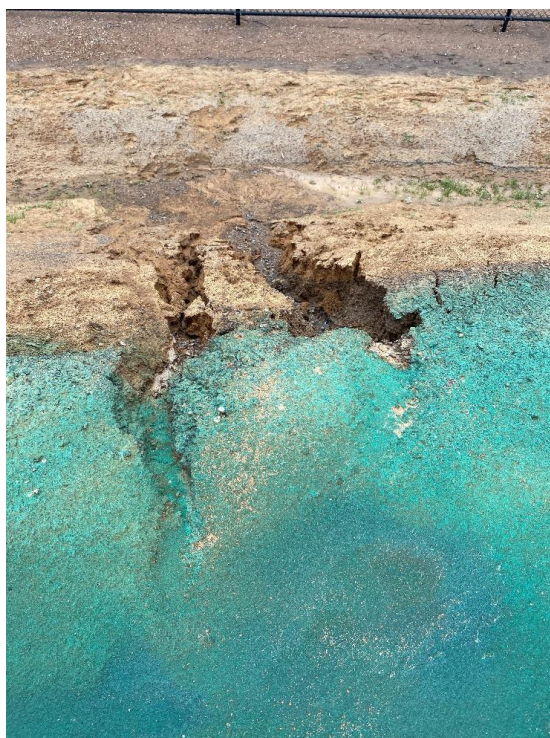


Photo taken of the first track straight, erosion has occurred where water has run off the track.



Photo taken behind the club building. Landscaped areas damage and make good will be required. Damage caused by foot traffic and vehicles.

## 11.6 BMX Pump Track Procurement

<b>Report Reference</b>	GC220222F11.4
<b>Originating Officer</b>	City Activation Senior Advisor – Brett Grimm
<b>Corporate Manager</b>	Manager City Activation - Charmaine Hughes
<b>General Manager</b>	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

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

### REPORT OBJECTIVE

The purpose of the report is to provide Council with an update on the progress of the Sam Willoughby BMX 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 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 proposed to be located to the south of the Sam Willoughby BMX track car park. UCI has confirmed 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 provides reference to the procurement process and proposal with noted budget shortfall to achieve a UCI accredited track.

### RECOMMENDATION

**That Council:**

1. **Resolves to address the shortfall in funding to develop a UCI accredited pump track as through:**
  1. **Additional funding of \$472,000 allocated through Council's 2021/22 Budget**

**Review process 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**

- 2. Seeking a State Government and/or Onkaparinga Council funding contribution of 50% of the costs (\$336,000) to deliver the UCI pump track at the Sam Willoughby BMX Facility. Remaining \$136,000 required to be allocated through Council's 2021/22 Budget Review process. Noting the timelines to deliver will be post July 2022 due to contractor availability.**

**Or**

- 3. Does not allocate or seek additional funds to deliver a UCI 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 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.**

## **DISCUSSION**

At the General Council meeting on 27 July 2021 (GC210727M14.2), a recission 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 Minister Speirs, the community, and the Cove BMX club that a bitumen track would be preferred. A budget allocation of \$200,000 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 recently hosted a world championship qualifier 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 Sam Willoughby BMX, 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 be great fun to ride, and pump track events could still run, but not at UCI World Champs 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 stabilize 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.

## **Funding**

Throughout the design of the SWBMX track, a provisional sum of \$136,000 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 \$136,000 from the SWBMX project contingency in the first instance, with any balance from the Asset and Sustainability Reserve. An additional \$64,000 has been 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 to construct a UCI pump track at the SWBMX due to the soil remediation and track build costs, Council could fund the \$472,000 gap through Council's 2021/22

Budget Review process or seek funding contribution from the State Government and/or City of Onkaparinga (50%) \$336,000 as funding partners for the SWBMX facility with remaining funding shortfall to be allocated from Council's 2021/22 Budget Review process (\$136,000).

### **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 resolve 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.

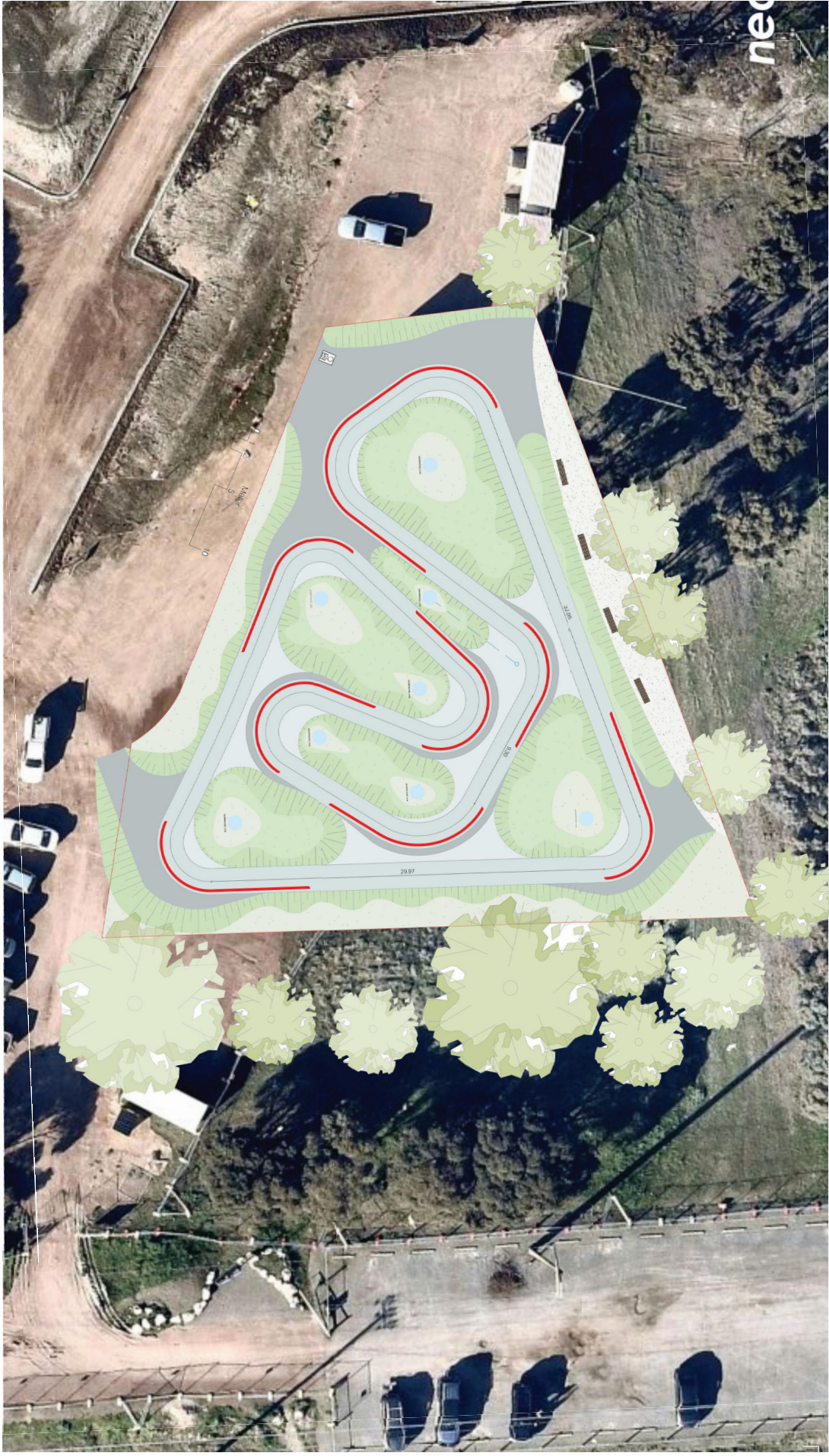
### **Program**

We have been advised that Velosolutions is not available to commence works until June 2022 based on existing work commitments. If Council decides to progress with a UCI accredited track the project delivery will require retiming to post July 2022.

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 [**11.6.1** - 2 pages]
2. Attachment 2 Procurement Summary [**11.6.2** - 3 pages]



Option 1 - UCI accredited

Note: Draft concept subject to change





Option 2 Smaller track Not UCI accredited

Note: Draft concept subject to change



PUMPTRACK.COM  
#pumpforpeace

## Attachment 2- Summary of Procurement Evaluation - CONFIDENTIAL

- A request for proposal was sent to Velosolutions as the only UCI accredited design and construct pump track builder world-wide.
- Currently there are no documented specifications or guidelines as to UCI accredited track standards. Consequently, it is only through Velosolutions that a track service level can be applied to meet requirements for UCI. We have been informed a 200-210 linear metre track, asphalt sealed is the base requirement with noted construction techniques applied by Velosolutions to which they own the Intellectual Property.
- The request for proposal provided reference to technical geotechnical requirements to ensure the track design and construct accommodates for soil remediation due to reactive soils (similar to the SWBMX track) to mitigate risk of maintenance costs, defects and safety of users.
- Velosolutions is a company based out of the United Kingdom, developing tracks globally. We have been advised they have franchised into Australia with current works primarily in New South Wales and Victoria.
- CoM staff have engaged with Velosolutions on a number of occasions seeking a detailed tender response for design and construct of a UCI accredited track. High level estimates were originally provided with two options as presented below. Option 1 accredited track is defined by the linear metre requirements to host a UCI event. Option 2 a smaller track could host events but not UCI international world championship limiting the future marketability of the precinct.
- CoM staff requested late 2021 for a detailed breakdown of the costs for the proposed UCI accredited track. The scope to include the soil remediation works as prescribed in geotechnical reports. Communications and response from Velosolutions has been challenging, noting they have informed us they have had a number of track build enquiries and busy constructing tracks in NSW.
- Based on the pricing and budget allocation variance, CoM staff sought an offer from an alternative local design and construct contractor. The service brief was issued to Trailscapes to provide an offer that responded to a similar track level of service (200-210 lin/m, asphalt sealed, inclusive of soil remediation). Trailscapes were notified that Council has resolved to implement a UCI pump track, consequently the alternative offer is subject to a Council resolution being revoked.
- The price check with Trailscapes has provided due diligence to the scope of works requested and market conditions.
- Note an alternative offer could be explored with Trailscapes for a reduced scope reflective of 75-100m track build. Based on a comparative rate of 50% of the 200 linear metre track, this would imply a track build of approximately \$200k within Councils allocated budget. The track would support community recreation opportunities.

	Option 1 (200-210m sealed track) <u>UCI accredited</u>	Option 2 Reduced scope track (approx. 110m) <u>Not UCI accredited for world championship qualifiers</u>	Option 3- Alternative contractor (200-210m track) <u>Not UCI accredited</u>
Contractor	<b>Velosolutions</b>	<b>Velosolutions</b>	<b>Trailscapes</b>
Availability	Available July 2022	Available July 2022	Available to complete prior to June 30
Program timelines	10-12 weeks design and construct- dates tbc.	10 weeks design and construct- dates tbc.	10 weeks design and construct- dates tbc.
Tendered offer	<b>Total \$640,000</b>  -Track build \$400,000 -Soil remediation \$240,000	<b>Total \$340,000</b>  -Track design and construct \$170,000 -Soil Remediation \$170,000  -Note this was a high-level appraisal and tendered offer requiring contractual negotiation.	<b>Total \$419,100</b>  -Track design and construct \$277,100 -Soil remediation \$142,000
Contingency 5%	\$32,000	\$17,000	\$20,955
<b>Total</b>	<b>\$672,000</b>	<b>\$357,000</b>	<b>\$440,055</b>
Budget	\$200,000	\$200,000	\$200,000
Variance-additional funding required.	(\$472,000)	(\$157,000)	(\$240,055)
Maintenance costs est. 3% capex pa	\$20,160	\$10,710	\$13,201.65
Comments	<u>PROS</u> <ul style="list-style-type: none"> <li>• UCI accredited track- consistent with Council resolution and SWBMX precinct</li> </ul>	<u>PROS</u> <ul style="list-style-type: none"> <li>• Asphalt pump track</li> <li>• Bespoke track design</li> <li>• Can still host events</li> </ul>	<u>PROS</u> <ul style="list-style-type: none"> <li>• Provides a track that is of similar service level as UCI accredited track for</li> </ul>

	<b>Option 1</b> <b>(200-210m sealed track)</b> <u><b>UCI accredited</b></u>	<b>Option 2</b> <b>Reduced scope track (approx. 110m)</b> <u><b>Not UCI accredited for world championship qualifiers</b></u>	<b>Option 3- Alternative contractor</b> <b>(200-210m track)</b> <u><b>Not UCI accredited</b></u>
	<p>UCI accreditation</p> <ul style="list-style-type: none"> <li>Asphalt pump track</li> <li>Bespoke track design</li> <li>Attract visitor economy with opportunity for major events</li> <li>Internationally recognised contractor</li> </ul> <p><u><b>CONS</b></u></p> <ul style="list-style-type: none"> <li>Significant cost variance for UCI track.</li> <li>Only one globally accredited supplier hence non-competitive market</li> <li>No detailed guidelines on UCI standards for pump tracks- limiting quality control measures on project delivery outcomes.</li> <li>Contractor not available till July 2022 due to current work commitments</li> <li>Risk of program delivery timelines due to interstate contractor and current workload</li> </ul>	<p>but not world championships</p> <ul style="list-style-type: none"> <li>Internationally recognised contractor</li> <li>Can be designed to be more community inclusive for variety of abilities.</li> </ul> <p><u><b>CONS</b></u></p> <ul style="list-style-type: none"> <li>Cannot host UCI world championship event</li> <li>Contractor not available till July due to current work commitments.</li> <li>Risk of program delivery timelines due to interstate contractor and current workload</li> </ul>	<p>rider experience</p> <ul style="list-style-type: none"> <li>Asphalt pump track</li> <li>Bespoke track design</li> <li>Can still host events but not world championships</li> <li>Can be designed to be more community inclusive for variety of abilities</li> <li>Opportunity to complete track prior to June 30<sup>th</sup>, 2022. Subject to confirmation contract negotiation.</li> <li>Local contractor reduces risk of program time frames and risk of Covid management</li> </ul> <p><u><b>CONS</b></u></p> <ul style="list-style-type: none"> <li>Not accredited track as per Council resolution.</li> <li>Cannot host UCI event.</li> </ul>