

10.6. Primrose Park Tennis Court Options

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ATTACHMENTS: Nil

PURPOSE:

This report is in response to the resolution of Council in relation to the Mayoral Minute MM04 *Federal Government Serves Up an Ace for Primrose Park Tennis Courts* (Item 6.4) at its meeting held on 26 October 2020.

EXECUTIVE SUMMARY:

At the 3737th meeting of Council held on 26 October 2020; it was resolved by Council to proceed with the Mayoral Minute MM04, *Federal Government Serves Up an Ace for Primrose Park Tennis Courts*.

At the meeting Council resolved:

1. *THAT Council write to the Federal Member for North Sydney, Mr Trent Zimmerman MP, thanking him for his support of the North Sydney community.*
2. *THAT Council give in principle support to allocating the grant funding to the Primrose Park Tennis Courts upgrade subject to the project meeting the criteria for the funding program.*
3. *THAT Council staff prepare a report for the November Council Meeting on whether the specifications of the project could be adjusted to meet the level of funding available.*

Council had also passed a resolution at the 28 September 2020 meeting on MM03 Primrose Park Tennis Courts to bring a report back to Council on the settlement issues at the Primrose Park Tennis Courts and a cost estimate to renew the courts. In addition, the resolution of Council also called for a report that explored options for providing tennis court facilities at Primrose Park as well as other sports that can use a multipurpose facility. The resolution also called for staff to apply for external grant funding from both State and Federal funding programs.

The resolution of Council at its 26 October 2020 meeting now supersedes the 28 September 2020 resolution of Council and therefore this report only addresses the resolution for Mayoral Minute MM04 Item 6.4 *Federal Government Serves Up an Ace for Primrose Park Tennis Courts*.

This report outlines to Council, three (3) different options on the concrete slab treatments for the upgrade of the Primrose Park Tennis Courts to meet the funding that has been made available through the Federal Government's Local Road and Community Infrastructure Program - Round 2. The report also outlines to Council three (3) different surface treatments for the tennis courts, each of which have different qualities and cost implications for the project.

This report is recommending that Council proceeds to Public Open Tender on Option 2 and Option 3 for the concrete slab treatments for the tennis courts as separable portions. The report is also recommending that the three (3) different surface treatments for the tennis courts also be put out in the same tender as separable portions so that tenderers can provide Council with a competitive market price on both concrete slab options and the surface treatment options.

The different specifications that tenderers will be asked to price are only associated with the existing concrete slab treatments and the options for the different tennis court surface treatments which include "Synthetic Grass", "Plexi-pave" and/or "Plexi-cushion" treatments. All other associated design elements and scope of works proposed for the upgrade of the internal and external facilities remain the same for all options.

It is also being recommended that a Councillor Briefing be held before a tender report on the project is brought back to Council to award a contract. The purpose of the Councillor Briefing is to advise Council on the outcomes of the tender submissions that were received on the separable portions of the tender.

FINANCIAL IMPLICATIONS:

The works for each of the options outlined in this report are proposed to be funded through the Federal Governments Local Road and Community Infrastructure Program - Round 2 and Council's own Property capital works program. The confidential Report (see Item 10.6 on the Confidential section) on this project outlines in detail the total project cost estimate and the cost implications for each option as outlined in Table 1 of this report.

RECOMMENDATION:

- 1. THAT** Council resolves to go to tender on the concrete slab treatments for Options 2 and 3 as outlined in Table 1 of this report and also go to tender on the three (3) different tennis court surface treatments as outlined in Table 2 of this report.
- 2. THAT** a Councillor Briefing be held before a tender report on the project is brought back to Council to award a contract.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2. Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

BACKGROUND

At the 3737th meeting of Council held on 26 October 2020; it was resolved by Council to proceed with the Mayoral Minute MM04, *Federal Government Serves Up an Ace for Primrose Park Tennis Courts*.

At the meeting Council resolved:

- 1. THAT Council write to the Federal Member for North Sydney, Mr Trent Zimmerman MP, thanking him for his support of the North Sydney community.*
- 2. THAT Council give in principle support to allocating the grant funding to the Primrose Park Tennis Courts upgrade subject to the project meeting the criteria for the funding program.*
- 3. THAT Council staff prepare a report for the November Council Meeting on whether the specifications of the project could be adjusted to meet the level of funding available.*

Prior to the Mayoral Minute of 26 October 2020, a previous Mayoral Minute was put to Council at its meeting held on 28 September 2020.

At the meeting Council resolved:

- 1. THAT a report on the settlement issues and cost of renewing the Primrose Park Tennis Courts be provided to Council.*
- 2. THAT the report explores options for providing tennis facilities at Primrose Park as well as other sports that can use a multipurpose facility.*
- 3. THAT Council staff apply for external grant funding from both State and Federal funding programs.*

The resolution of Council at its 26 October 2020 meeting now supersedes the 28 September 2020 resolution of Council and therefore this report only addresses the resolution for Mayoral Minute MM04 Item 6.4 *Federal Government Serves Up an Ace for Primrose Park Tennis Courts*.

This report provides Council with three (3) options on the concrete slab treatments for the upgrade of the Primrose Park Tennis Courts to meet the funding that has been made available through the Federal Governments Local Road and Community Infrastructure Program - Round 2. The report also outlines to Council three different surface

treatments for the tennis courts each of which have different qualities and cost implications for the project.

The project is eligible to be funded under the *Federal Governments* Local Road and Community Infrastructure Program (Round 1) as it meets the criteria for that program which states the following:

“Eligible community infrastructure projects are projects that involve the construction, maintenance and/or improvements to council-owned assets (including natural assets) that are generally accessible to the public”.

Projects that involve the construction, maintenance and/or improvements to state/territory and crown owned land/assets and Commonwealth owned land/assets, can also be eligible projects where the Council can confirm that they have the authority of the land or asset owner to undertake the project at the nominated site(s) and the sites are accessible to the public (including natural assets).

These projects must deliver benefits to the community, such as improved accessibility, visual amenity, and/or safety. Examples of eligible works include:

- Closed Circuit TV (CCTV);
- bicycle and walking paths;
- painting or improvements to community facilities;
- repairing and replacing fencing;
- improved accessibility of community facilities and areas;
- landscaping improvements, such as tree planting and beautification of roundabouts;
- picnic shelters or barbeque facilities at community parks;
- playgrounds and skate parks (including all ability playgrounds);
- noise and vibration mitigation measures; and
- off-road car parks (such as those at sporting grounds or parks).

The Grant that Council has received under Round 2 of the Federal Governments Local Road and Community Infrastructure Program (LCRI) and that Council has resolved to allocate to the upgrade of the Primrose Park Tennis Courts meets these criteria.

In the LCRI's correspondence to Council on this Round 2 Grant it is also outlined that the funding will be made available from 1 January 2021 and that the Program Guidelines and Grant Agreements are currently being drafted and will be provided in the coming weeks.

Council has received confirmation from the LCRI program that the funding agreements will be sent out in early December.

The proposed Primrose Park Tennis Courts upgrade project meets the program criteria for the grant funding and can be completed by 31 December 2021.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

History

In 1891 the land on which the tennis courts now stand became the site of North Sydney's first sewage treatment works (Folly Point Sewage Farm) which is partly built on reclaimed land from Willoughby Bay. The sewage treatment works closed in late 1927 and the area was dedicated as parkland in 1930. The Park was named after HL Primrose, Mayor of North Sydney from 1926 to 1932, and later NSW Minister for Health.

The current built facilities in Primrose Park consist of the "Arts & Craft Centre", 4 x floodlit tennis courts, cricket nets, change rooms, a car park, public toilets, hockey and tennis club houses, seating, a swing set and barbecues. All sports fields in the area are floodlit and the parks sports change rooms were refurbished 2017-18.

The original pump station (Engine House for the sewerage works) which was constructed in 1891 was converted to a scout hall from 1938 to 1984. The Engine House then became a hockey club. In 1987 funding was obtained to renovate the old buildings and by 1989 it was opened as an "Arts and Craft Centre". The center is currently home to a number of artists who occupy the building under a license agreement with Council. The "Primrose Park Arts and Crafts Centre" recently underwent a \$1.2 million upgrade and was re-opened in April 2019. The Centre supports a thriving paper arts program, including papermaking, calligraphy, bookbinding and photography and a small art gallery.

Other historical items and sites in Primrose Park include Aboriginal rock art which indicate that Primrose Park was frequented by the Cammeraygal people.

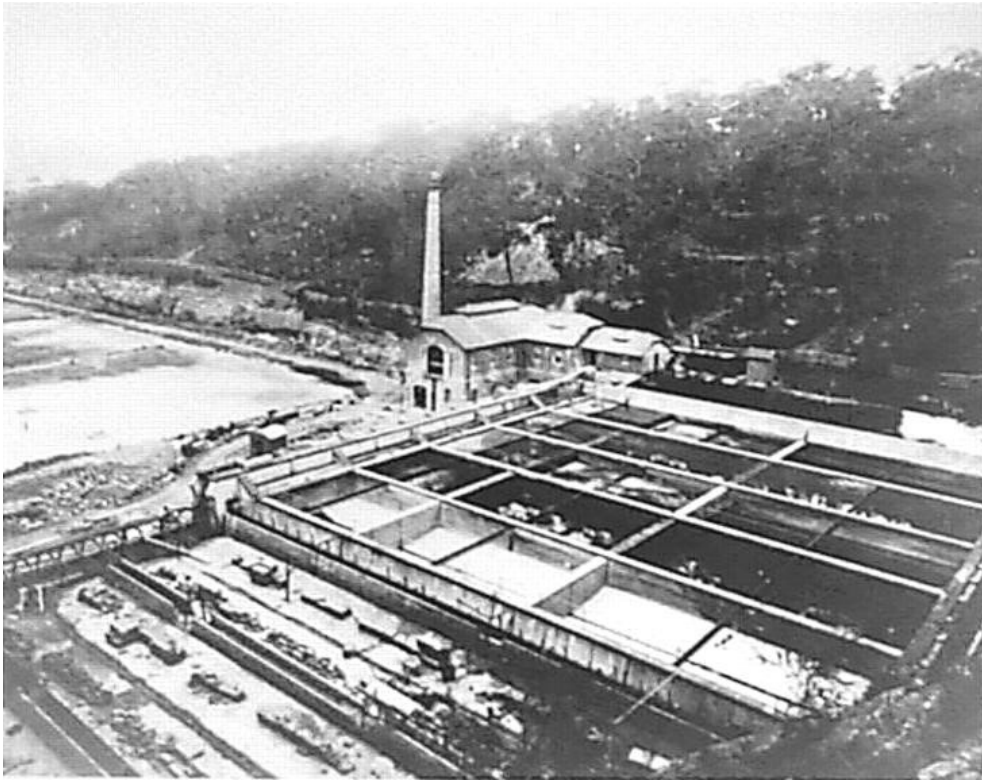


Photo 1. Historical photo of the “Folly Point Sewage Farm” – Stanton Library Collection

Tennis Facilities

The tennis courts were created in 1985/86 on the site of the old Sewerage Works. These facilities are located at the base of a steep escarpment on the southern end of the site and are founded on a concrete base slab over the existing fill material used to level the original site of the sewage treatment works.

The current tennis facilities include 4 x floodlit “*synthetic grass*” tennis courts which are fenced with a 3.6m high chain wire fence, a “Pro Shop” which also contains M/F toilets and showers, located within the old “Engine House”, an outdoor BBQ area and soft landscaping.

The tennis courts have been re-surfaced, and the floodlights upgraded in the last 8 years. As part of the lease agreement with Council the responsibility to re-surface the courts lie with the Operator. As stated earlier all four courts are currently “*synthetic grass*”.

These courts form part of Council’s overall network of sporting and recreation facilities. Primrose Park and all associated sporting facilities are currently Zoned E2 Environmental Conservation / RE1 Public Recreation.



Photo 2 – Existing Primrose Park Tennis Courts – Photo August 2019



Photo 3 – Existing Primrose Park Tennis Courts – Photo August 2019



Photo 4 – Existing Primrose Park Tennis Courts – “Washout” under courts Photo August 2019



Photo 5 – Existing Primrose Park Tennis Courts – “Ponding” indication subsidence of the courts Photo August 2019



Photo 6 – Existing Primrose Park Tennis Courts – Existing Tennis Court shelters- Photo August 2019



Photo 7 – Existing Primrose Park Tennis Courts – Existing floodlighting, fencing and drainage - Photo August 2019



*Photo 8 – Existing Primrose Park Tennis Courts – Existing entry area to “Pro-shop”
Photo August 2019*



Photos 9 & 10 – Existing Primrose Park Tennis Courts – Existing “Pro-shop” - Photo August 2019





*Photo 11 – Existing Primrose Park Tennis Courts – Existing tennis M/F amenities and showers -
Photo August 2019*

The Tennis Courts offer lessons for all ages and skill levels, as well as court hire.

Court Hire (Current)

- Monday – Friday, 8am – 5pm (except public holidays) \$25 per hour
- Mondays – Fridays, 5pm – 10pm (except public holidays) \$28 per hour
- Weekends & Public Holidays, 7am – 10pm \$28
- Permanent rates \$23 (conditions apply)
- Special: Weekdays between 12 noon and 3pm – play 2 hours for the price of 1-hour (\$25 for 2 hours)
- Court bookings can be made by calling (02 9908-2366)

Council and the operator will continue to undertake minor maintenance works on the courts as required to keep them operational until the major upgrade (Re-build) of the courts is undertaken.

Current Lease with the Tennis Courts Operator

The tennis courts are currently leased through Council to “Dalbech Pty Ltd” at a reduced rental, due to the condition of the courts. “Dalbech Pty Ltd – ATF” is a registered business under the name “The Primrose Park Tennis Unit Trust” and is a business entity created in Australia in July 2000. The current lease with the operator expires on

31 March 2022. The landowner is “Crown Land” and Council is the “Crown Lands Manager”.

For the rental reduction amount that the operator is currently paying to Council refer to the confidential report on this project.

Recreational Needs Study

In Council’s Recreation Needs Study prepared by NSC in June 2015 (Page 17) it states the following:

“Quality of the playing surfaces varies across grounds. Primrose Park was the most cited as being a poor facility (fencing, field drainage etc.). The surface condition of the tennis courts has deteriorated gradually over time due to erosion of the underlying fill material. This has resulted in an uneven playing surface that requires substantial remediation works to correct”.

Engineering Investigations

As outlined earlier in this report the Primrose Park Tennis Courts in their current form were constructed in 1985/86 on reclaimed land fill on the site of the old sewerage treatment works.

Council’s Engineering and Property Services Division have been looking at undertaking a major upgrade of the courts since January 2018 when work commenced on the new Primrose Park “Arts and Crafts Centre”. Subsequent to the findings of Council’s Recreation Needs Study in 2015, it became apparent to Council’s Engineers supervising the works on the “Arts and Crafts Centre” that the settlement issues at the adjoining tennis courts had become significantly worse.

In March 2018, Council engaged a Structural Engineer (Professor Max Irvine – Chartered Engineer) to complete a structural Assessment of the Courts which was completed in June 2018.

In that report it was identified that there was displacement in the existing Tennis Court slab of approximately 300mm on the NE side. In addition, a survey taken showed settlement of approximately 150mm on the SW side. In conclusion it was recommended by Professor Max Irvine that:

The degree to which the tennis slab has settled and deflected means that remediation of the slab via a topping slab will only be a temporary solution and will not treat the cause of the problem.

It is likely that in a few years the slab will deflect further. Replacing the tennis courts with a new slab on grade will likely run into the same problems.

We therefore recommend that a new slab is suspended on footings and piles, and the drainage to the SW of the site is upgraded. In addition, a drainage layer should be placed under the slab to allow any water to pass freely.

The Professor Max Irvine report of June 2018 also identified that the courts were not in any immediate danger of collapse or failure and did not pose any public safety issues or risks.

As outlined in Professor Max Irvine's report, the primary issue that was noted was that the courts were subsiding because they are constructed on unstable landfill that has become even more unstable due to recent washouts and general settlement over many years.

In particular the flood event down at Primrose Park in November 2018 which caused significant damage and flooding to the “Arts and Crafts Centre” which was in the middle of being refurbished. It was noted on site, that day, that there was a number of major washouts and constant stormwater pouring out from under and around the tennis courts.



Photo 12 - Primrose Park – flooding 27 November 2018 – 1:100-year storm event



Photo 13 - Primrose Park - flooding 27 November 2018 - 1:100-year storm event - "washout" area under the courts after the November 2018 flooding

Noting that the Professor Max Irvine's Structural Engineering report identified that the courts were not in any immediate danger of collapse or failure and due to funding constraints in 2018/19, Council halted further engineering investigations until the 2019/20 financial year.

In November 2019 Council engaged Geotechnical Engineers (JK Geotechnics) to further investigate the tennis courts settlement problem. The Geotechnical Engineers in their December 2019 report identified that:

"The surface of the courts appeared to be in poor condition, with areas having visibly subsided. Along the north-east side of the courts, a maximum 150mm thick void was observed between the underside of the concrete and the soil below".

The Geotechnical Engineers identified that these settlement issues were due to the quality of the material the Courts were originally constructed on:

"Given the poorly compacted nature of portions of the existing fill, we consider the existing fill to be unsuitable to support the new tennis courts. We also consider the poor condition of the existing tennis courts, which we infer to be a conventional on-grade slab, is most likely due to ongoing consolidation of the existing fill. We therefore consider the proposed design, i.e. a suspended slab supported on piles founded within the underlying bedrock profile, to be appropriate from a geotechnical perspective.

Given the poorly compacted nature of the fill, and the presence of granular fill and natural soils, conventional bored piles are not considered to be unsuitable for this project."

The Geotechnical Engineering Report and bore hole samples also tested the soil for contamination. Selected soil samples were returned to Envirolab Services Pty Ltd and identified that there is the possibility of soil contamination in the fill material under the courts – therefore a “*suspended concrete slab placed on top of the existing slab and piled into bedrock*” as recommended by the Geotechnical Engineers would be the most appropriate treatment to “*cap*” the existing fill and minimise its disturbance while also minimising costs for its removal from site.

The Engineering and Property Services Division further engaged a Structural Engineer (McLeod Consultants) in December 2019. The initial investigations recommended by the structural engineer in their report back to Council Engineers in February 2020 recommended that the long-term solution will be to demolish the existing slab, re-construct a new slab suspended on footings and piles, compact the existing fill to remove voids and improve the drainage of the site in and around all built facilities. It was considered after a QS cost estimate was prepared that the demolition of the existing slab and replacement with a new slab on piles along with compaction of the existing fill would be too expensive and could possibly disturb any contaminated fill lying underneath the Tennis Courts.

The Structural Engineer engaged by Council has prepared a preliminary design of the new slab so that Council could get a detailed cost estimate for this option. The initial budget estimate did not have an allowance to address any significant site contamination issues or other unforeseen issues. Refer to Table 1 of this Report which outlines the slab treatment options for the Tennis Courts.

Note: All Council reports on Structural – Geotechnical and Environmental testing can be made available on request. The following reports have been prepared:

1. Preliminary Investigation and Remediation Strategies Report - Structural Assessment by Professor Max Irvine (June 2018);
2. Geotechnical Investigation Report – JK Geotechnics (17 December 2019) which included the Environmental Testing - Envirolab Services Report;
3. Structural Assessment – MacLeod Consultants (20 February 2020); and
4. Geotechnical Review – Douglas Partners (09 March 2020).

Scope of Works Proposed for the Upgrade of the Tennis Courts

In the November 2019 the Engineering and Property Services Division lodged plans with Council’s Planning Department outlining the proposed works to upgrade the tennis courts. Plans had been prepared by Architects (Figgis Jefferson Tapa Pty) engaged by the Engineering and Property Services Division, who were the same architects engaged by Council to upgrade the adjoining “Arts and Crafts Centre”.

The scope of works was to replace the tennis courts with what currently existed with minor upgrades proposed to the “Tennis Pro Shop” and adjoining M/F amenities which

were designed in consultation with the current tennis court operator. The largest part of the scope was the concrete slab treatment for the 4 x new courts.

Council's Planning Department considered the proposed works and granted consent on 22 November 2019, under the provisions of Clause 5.10 (a) (i) & (ii) of NSLEP 2013 to carry out the upgrade as heritage maintenance works which are as follows:

Internal Works

- Existing internal partition will be removed;
- Replacing existing showers and toilet facilities;
- New lighting;
- Creating loft storage space;
- Shelving;
- Improving ventilation – There is no ventilation at present – mechanical;
- Ventilation such as a fan is being considered;
- Split level AC;
- Replacement of existing floor;
- Open Shelving; and
- New counter.

Works to External Fabric

- A new concrete base slab will be constructed over the existing concrete slab. The new concrete slab will be supported by piles. This will have very minimal impact to ground disturbance.
- A geotechnical investigation will be undertaken to determine suitability of ground conditions
- The existing tennis court lighting will be upgraded to comply with lighting regulations, and this is likely to require existing columns to be replaced with new columns of approximately the same height and design.
- Existing tennis court infrastructure should as nets, fencing, seating shelters will be replaced / upgraded.
- We may need to replace the existing roof tiles / timber columns on awning subject to detailed inspection of materials in place.

In general, the conditions from Council's Planners stipulated the following:

“Any modifications that fall outside of the scope of the above, further heritage maintenance or DA approval would be required”.

“No approval is granted for the deck and extension to the awning of the clubhouse as shown on the plan”

Note: Significant drainage and stormwater works are also proposed to be undertaken in and around the courts and as well as soft landscaping and a new outdoor BBQ area located adjacent to the “Pro Shop Entry”.

Note: For cost reasons it is not recommended to upgrade the existing floodlighting around the courts. The existing floodlights are proposed to be kept and the columns will be painted.



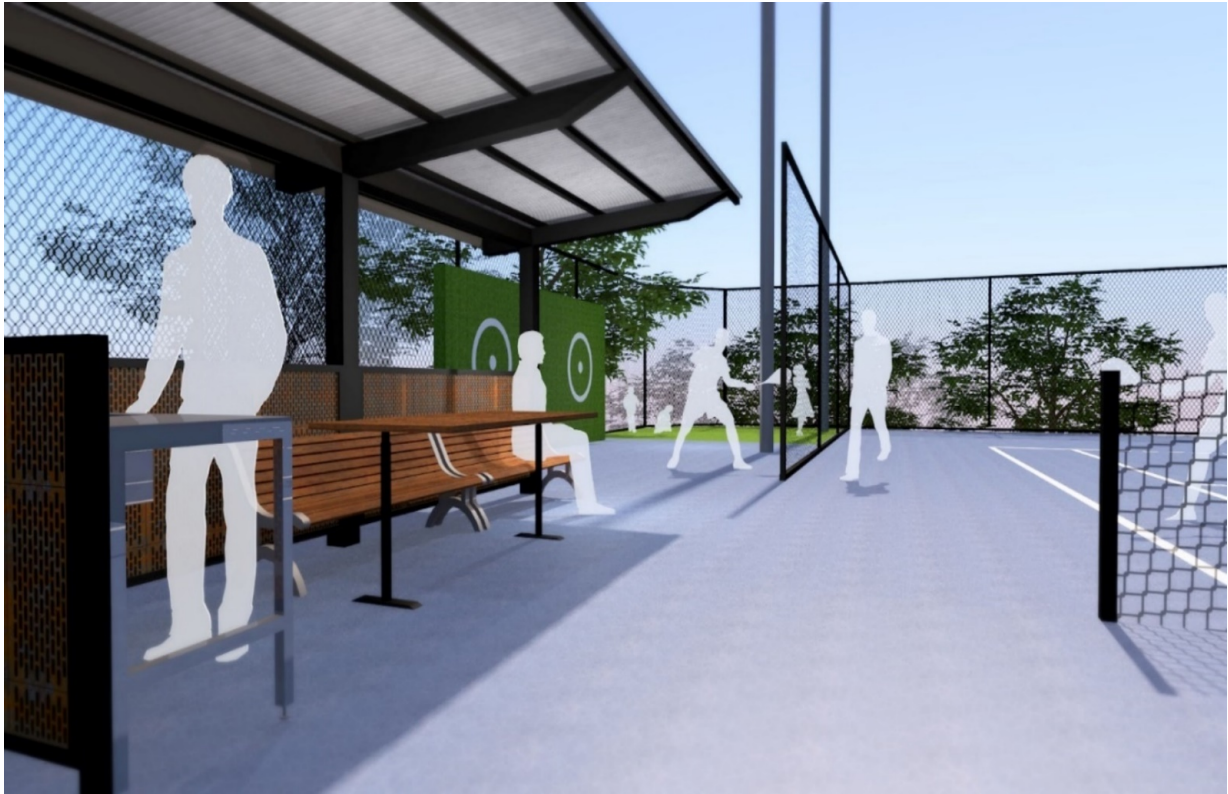
Artists impression of the re-furbished Primrose Park Tennis Courts.



Artists impression of the re-furbished Primrose Park Tennis Courts.



Artists impression of the re-furbished Primrose Park Tennis Courts.



Artists impression of the re-furbished Primrose Park Tennis Courts.

Tennis Court Concrete Slab Options

As identified in the Structural Engineering reports prepared by Professor Max Irvine in June 2018 and MacLeod Consultants on 20 February 2020, there are a number of options for replacing the existing Tennis Courts concrete slab. Table 1. below outlines the concrete slab treatment options, along with a cost estimate for each option and asset life expectancy for each treatment option.

Table 2 outlines the cost estimate and asset life expectancy for three different tennis court surface treatments.

Table 1. Tennis Court Concrete Slab Options

Option 1 Asphalt Treatment	Estimated Cost	Life Expectancy	Comments
200mm asphalt topping screed placed on top of the existing slab. 50mm thick “Plexi-pave” tennis court surface is then applied on top of asphalt.	\$349,500	5 years	The life expectancy of this option is up to 5 years and is based on advice provided by Professor Max Irvine Chartered Engineers. The additional weight of the new asphalt layer over the existing

		<p>concrete slab will most likely result in further settlement in the short to medium term as stated in the investigation reports.</p> <p>Should this option proceed the preferred thickness of the asphalt overlay is 200mm. A thinner layer would result in an even shorter life expectancy.</p> <p>The estimated construction duration of this Option is 6-8 months depending on the methodology used for laying the asphalt.</p> <p>This methodology would also not disturb any of the existing contaminated fill that lies beneath the Tennis Courts as it would effectively act as a capping layer.</p> <p>It should be noted that access to the site is restricted for large construction vehicles and undertaking this work is not without additional risk and costs. Heavy construction vehicles also increase the risk of further settlement of the existing slab. Restrictions on vehicle size and weight will also result in a prolonged construction duration.</p> <p>Option 1 is not considered to be a viable option as it provides a short life expectancy for the surface. In the long term this option is not considered good value for money for Council and therefore is not recommended.</p>
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Option 2 Replacement concrete slab over existing concrete slab	Estimated Cost	Life Expectancy	Comments
<p>200mm thick reinforced concrete slab is poured over existing slab which is kept in situ. A bonding agent is applied between the two slabs. There are no supporting concrete piers. A 50mm thick “Plexi-pave” tennis court surface is then applied on top of concrete slab.</p>	<p>\$480,000</p>	<p>10-15 years</p>	<p>The life expectancy of this option is 10-15 years and is based on advice provided by Professor Max Irvine Chartered Engineers.</p> <p>Similar to Option 1, the additional weight of the new concrete layer over the existing concrete slab will most likely result in further settlement in the short to medium term as stated in the investigation reports.</p> <p>The preferred thickness of the reinforced concrete overlay is 200mm. A thinner layer would most likely result in a shorter life expectancy.</p> <p>The estimated construction duration of this Option is 6-8 months depending on the methodology used for laying the concrete.</p> <p>This methodology would also not disturb any of the existing contaminated fill that lies beneath the Tennis Courts as it would effectively act as a capping layer.</p> <p>The cost difference between this option and Option 3 is estimated as \$240K cheaper. Greater savings can be made by reducing the thickness of the concrete slab but this is not recommended by the Structural and Geotechnical</p>

			<p>experts as this would reduce the life expectancy.</p> <p>Construction of the reinforced concrete layer can also be carried out using a concrete pump from the sports fields without requiring heavy machinery to operate over the existing concrete slab.</p> <p>It is recommended that Council proceed to Open Tender with this Option.</p>
Option 3 Replacement concrete slab over existing concrete slab supported by “Micro Piles”	Estimated Cost	Life Expectancy	Comments
<p>150mm thick reinforced concrete slab is poured over existing slab – supported on 150mm diameter micro piles cored through the existing slab which is left in situ.</p> <p>A 50mm thick “Plexi-pave” tennis court surface is then applied on top of concrete slab.</p>	\$721,980	50+ years	<p>The life expectancy of this Option is estimated at 50+ years.</p> <p>Geotechnical investigations have determined that the existing fill is unsuitable to support the new tennis courts. Large voids beneath the existing slab are resulting in settlement of the existing slab.</p> <p>The recommended design solution by Professor Max Irvine for this Project in order to achieve the desired life expectancy of 50+ years is to construct 150mm dia. reinforced concrete micro piles in bed rock to support a new 150mm thick reinforced concrete slab suspended over the existing slab.</p>

		<p>Micro piles have been specifically specified for this Project instead of other piling methods to ensure that ground disturbance remains minimal due to the likelihood the ground is contaminated.</p> <p>The estimated construction duration of this Option is 8-10 months depending on the methodology used by the Contractor.</p> <p>This methodology would also have a minimal impact on the existing contaminated fill that lies beneath the Tennis Courts. The micro piling through the existing slab into the ground surface beneath would create some disturbance of the fill which would be managed as the piling bores are extracted. The end result would still be the new concrete slab effectively acting as a capping layer.</p> <p>The construction of the reinforced concrete slab can be carried out using a concrete pump from the sports fields without requiring heavy machinery to operate over the existing concrete slab.</p> <p>It is recommended that Council proceed to Open Tender with this Option.</p>
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Note: These costs estimates are based on a Quantity Surveyors costs estimate (Wilde and Woollard) and Council's annual Schedule of Rates Contract - rates supplied for supply and install of asphalt.

Note: Refer to the confidential report on this project which provides a total project cost estimate and breakdown for the three concrete slab options and all other internal and external works associated with the upgrade of the Tennis courts.

Table 2. Tennis Court Surface Options

Option 1 Synthetic Grass	Estimated Cost	Life Expectancy	Comments
Supply and install Synthetic Grass surface to all four courts to match existing surface.	120,000	7-14 years	The average life expectancy of Synthetic Grass is 11 years. The existing Courts are currently synthetic grass
Option 2 “Plexi Pavé”	Estimated Cost	Life Expectancy	Comments
Supply and install “Plexi Pavé” surface to all four courts.	\$60,000 - 80,000	8-10 years	The average life expectancy of Plexi-Pavé is 9 years
Option 3 “Plexi-Cushion”	Estimated Cost	Life Expectancy	Comments
Supply and install “Plexi Cushion” surface to all four courts.	\$200,000	8-10 years	The average life expectancy of Plexi-Cushion is 9 years

Note: These costs estimates are based on a Quantity Surveyors costs estimate, supplier / manufacturers technical specifications and Tennis Australia.

Note: These life expectancy estimates are based on the court surface treatments being applied onto a concrete slab finish and not an asphalt finish.

Program

The construction works when they proceed will take between 6-10 months approximately depending on which option Council proceeds with.

Council’s Director of Engineering and Property Services and Property Manager have had preliminary discussions with the Court operator (Dalbech) and explained why Council is doing the court upgrade works. Further discussions will be had with the operator on the existing lease once Council has gone to tender on the project.

Conclusion

This report is recommending that Council proceeds to Public Open Tender on Option 2 and Option 3 for the concrete slab treatments for the tennis courts as separable portions.

The report is also recommending that the three different surface treatments for the tennis courts, also be put out in the same tender as separable portions so that tenderers can provide Council with a competitive market price on both concrete slab options and the surface treatment options.

The different specifications that tenderers will be asked to price are only associated with the existing concrete slab treatments and the options for the different tennis court surface treatments which include “Synthetic Grass”, “Plexi-pave” and or “Plexi-cushion” treatments. All other associated design elements and scope of works proposed for the upgrade of the internal and external facilities remain the same for all options.

It is also being recommended that a Councillor Briefing be held before a tender report on the project is brought back to Council to award a contract. The purpose of the Councillor Briefing is to advise Council on the outcomes of the tender submissions that were received on the separable portions of the tender.

There is no immediate public safety issue or risk at the courts which are still suitable for use with the exception of the end court which has reduced usage because of the settlement issue.

In the short term there is funding in the 2020/21 budget to do some minor maintenance works such as – painting – fence repairs and the like to keep the courts operational until the major upgrade can commence.