

## **10.2. Tender 17/2021 - Primrose Park Tennis Court Refurbishment**

**AUTHOR:** Shahid Rehman, Engineering Project Manager

**ENDORSED BY:** Duncan Mitchell, Director Engineering and Property Services

**ATTACHMENTS:** Nil

### **PURPOSE:**

This report is to provide Council with an analysis and recommendation of the tender process for Tender 17/2021 for Primrose Park Tennis Court Refurbishment.

Tenders were called for the refurbishment of Primrose Park Tennis Courts and associated facilities as the existing tennis courts are subsiding because they are constructed on uncompacted landfill that has become unstable due to recent washouts and general settlement over many years.

### **EXECUTIVE SUMMARY:**

Tenders were called and were received until 3pm, Thursday 11 March 2021 for the submission of tenders to undertake the refurbishment of Primrose Park Tennis Courts - Contract 17/2021

All other associated construction elements and scope of works proposed for the upgrade of the internal and external facilities remained the same for all options.

If the Council wishes to discuss the report, the meeting should be closed to the public to do so in accordance with s10A(2)(c) that the information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business within the Local Government Act (LGA).

### **FINANCIAL IMPLICATIONS**

In November 2020, the Project received a funding grant from the Federal Governments Local Roads and Community Infrastructure Program - Round 2. From the tenders received and recommended, the Project is able to be delivered using the Federal Government Grant funding only with no funding contributions required from Council. The confidential tender report outlines in detail the total project costs for the Primrose Park Tennis Courts upgrade.

### **RECOMMENDATION:**

**1.THAT** Council accepts the tender of the highest ranked Tenderer for Tender No. 17/2021 – Primrose Park Tennis Court Refurbishment – Option 1B.

**2.THAT** the General Manager be authorised to take any necessary action to implement the decision including entering associated contracts.

**3.THAT**, once Council has executed the Contract, information relating to the successful tender be published in Council's Register of Contracts as required by Government Information (Public Access) Act 2009 - Part 3 Division 5 - Government Contracts With Private Sector

## 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

### 4. Our Social Vitality

#### 4.1 North Sydney is connected, inclusive, healthy and safe

## BACKGROUND

At the 3738th meeting of Council held on the **30 November 2020**; it was resolved by Council to proceed with Item 10.6, Primrose Park Tennis Court Options.

- 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.*

On Monday 19 April 2021 in accordance with the 30 November resolution of Council, Councillors were briefed on the outcome of the tender and the options that are proposed for the upgrade of the Primrose Park Tennis Courts.

Prior to Mayoral Minute of 30 November 2020, at the 3737th meeting of Council held on the **26 October 2020**; it was resolved by Council to proceed with the Mayoral Minute MM04-item 6.4 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 3736th 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.*

This project went out to Open Public Tender on 02 February 2021 and is scheduled to be awarded in April 2021 with construction to commence in May 2021. All works are expected to be completed at the end of this calendar year in line with the funding received through the Federal Governments Local Road and Community Infrastructure Program - Round 2.

### **Primrose Park – Tennis Court Upgrade- Major works**

As part of the scope of works, Tenderers were requested to price two concrete base slab options and three playing surface options which consisted of:

#### New Concrete Base Slab

**Option 1:** New concrete slab over existing concrete slab supported on reinforced concrete micro piles.

**Option 2:** New concrete base slab over existing concrete slab supported directly on the existing slab.

#### New Playing Surface

**Option A:** Plexi-Pave

**Option B:** Synthetic Grass

**Option C:** Plexi-Cushion

As a result of the tenders received and the tender assessment outcome, Council is able to proceed with its preferred concrete slab option (Option 1) which gives the Courts a minimum 50+year life as opposed to 10-15 life expectancy for Option 2. Option 1 is also the preferred option recommended by Councils independent Structural Engineers.

The full details on the concrete slab options and associated structural engineering recommendations and costings was reported to Council at its November 2020 meeting.

In addition, as a result of the tenders received and the tender assessment outcome, Council is able to proceed with the preferred playing surface option (Option B – Synthetic Grass).

Council organised a customer survey at Primrose Park Tennis Courts to determine the desired playing surface of users between 05 February 2021 and 12 March 2021. The survey was administered by David Chapman (Operator / Tennis Coach).

A total of 93 customers completed the survey to conclude that the preferred playing surface of users for the facility is Synthetic Grass which is what the existing surface of the courts are currently.

## ***Results of Survey***

<b>Surface Treatment Type</b>	<b>Results Received</b>
Plexi Pave:	1
Plexi Cushion	14
Synthetic Grass	78
<b>Total</b>	<b>93</b>

The Synthetic Grass playing surface option was deemed the preferred option.

The full details on the playing surface options and associated information on playing surface life expectancy and costings was reported to Council at its November 2020 meeting.

### **Other Scope of Works included in the award of this Tender**

In addition to these options for concrete slab and playing surface treatments, the scope of works for the Tennis Court upgrades that have been awarded as part of this tender includes the following elements:

- Full refurbishment of the Tennis Pro-shop and upgraded Male / Female toilet and change facilities.
- A new outdoor seating and communal BBQ area will be constructed adjacent to the Tennis Pro-shop
- The existing tennis court lighting will be upgraded to comply with lighting regulations, and the existing columns will be replaced with new columns of approximately the same height and design.
- The existing concrete slab that the tennis courts are currently situated on will be completely replaced with a new concrete slab as outlined (Option1).
- Four (4) x new tennis courts will be constructed to replace the existing four (4) courts.
- The courts will be surfaced with new synthetic grass and line marking as outlined (Option B)
- All other existing tennis court infrastructure such as nets, fencing, seating shelters will be replaced / upgraded.
- New tiered seating will be installed adjacent to Court 1 at the eastern end.
- A new “hit up tennis wall” will be constructed at the western end of the courts.
- A new small children's play area will be constructed on soft fall rubber at the western end of the courts.
- New drainage works will be undertaken in and around the courts to address the existing drainage issues.
- Access to and from the car park will be improved to enable wheelchair users to access the tennis courts.
- New landscaping and paving will be undertaken in and around the courts.

Refer to artist impressions in this report and also the scope of works that was reported to Council at the November 2020 meeting.

## Primrose Park – Tennis Court Upgrade

Refer to Location Plan and Photomontages below for more details.



Location Plan



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

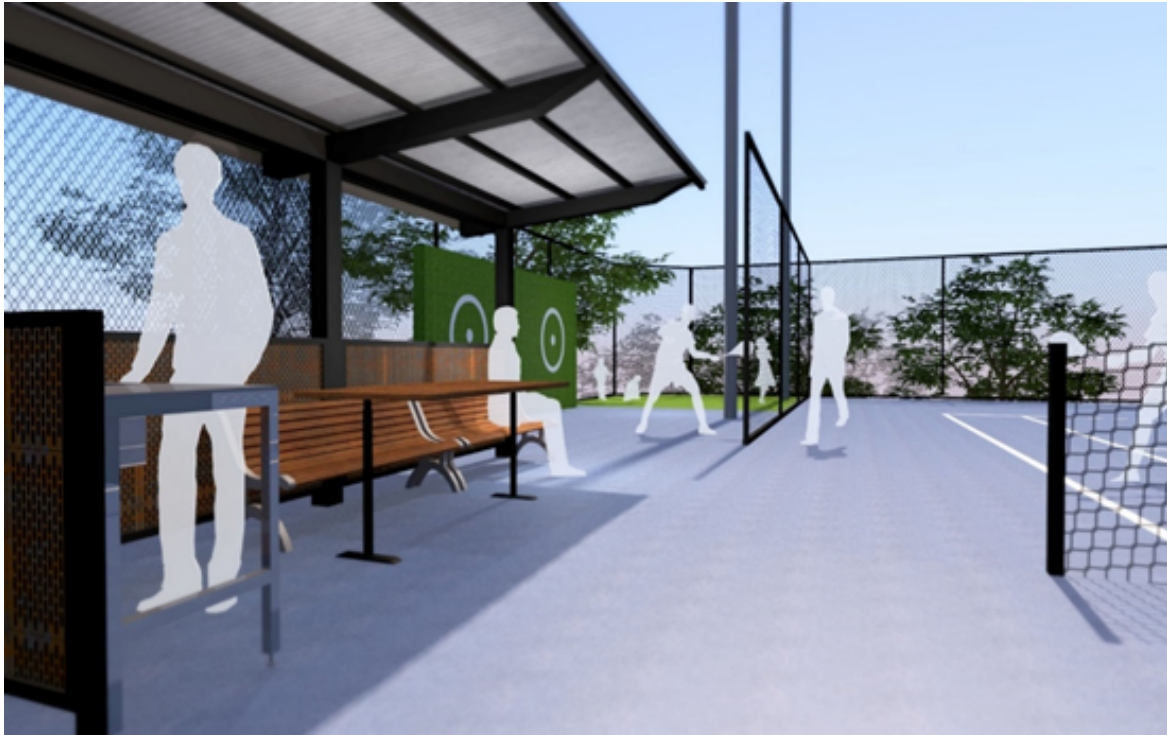




Artists impression of the re-furbished Primrose Park Tennis Courts.



Artists impression of the re-furbished Primrose Park Tennis Court – Outdoor seating and BBQ area



Artists impression of the re-furbished Primrose Park Tennis Court – New Tennis Court Shelters and “Hit up wall”

## TENDERS RECEIVED

The methodology adopted to undertake the tender evaluation of Tender 17/2021 was based on selection criteria outlined in the tender documents and in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Open tenders were called and closed at 3:00pm, 11 March 2021. Ten (10) tenders were received by the appointed time. Listed in **strict alphabetical order**, the tenderers were:

<b>Tenderer</b>
2020 Projects Pty Ltd
Arbi Construction Pty Ltd
AWS Services VIC Pty Ltd
Court Craft Aust Pty Ltd
EzyPave Pty Ltd
Madew Development Group Pty Ltd
Patrick Collins Constructions Pty Ltd



ProjectCorp Australia Pty Ltd
SDL Project Solutions Pty Ltd
Statewide Civil Pty Ltd

Information provided by tenderers which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(d) of the Local Government Act 1993. A consistent standard for all tenderers has been used in assessing any request for confidentiality by a tenderer.

Application for access to documentation should be through lodgement of a GIPA Public Information application form and payment of prescribed fees.

### **Leasing Arrangements during Construction - separate report to Council**

The leasing arrangements for the existing Tennis Court Operator at Primrose Park is subject to a separate report to Council titled “Primrose Park Tennis Courts – Temporary Lease to Green Park – Public Consultation Outcomes Report”. This report will be informing Council on the outcome of the 28-day community consultation results undertaken on the proposal to offer a temporary lease to the Primrose Park Tennis Courts operator to utilise the “Green Park” tennis courts for the duration of the construction works.

### **Project Program**

**Anticipated Start:** May 2021

**Anticipated Completion:** December 2021

**Responsible Officer:** **Shahid Rehman**