



City of
Mount Gambier

Civic Centre, 10 Watson Terrace
Mount Gambier SA 5290

PO Box 56
Mount Gambier SA 5290

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**I hereby give notice that a Confidential Regional Sport and Recreation
Centre Committee Meeting will be held on:**

Date: Tuesday, 12 November 2019
Time: 5.30 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Confidential Regional Sport and Recreation Centre Committee Meeting 12 November 2019

Andrew Meddle
Chief Executive Officer

8 November 2019

7.2 SUMMARY OF COSTING VARIATIONS – REPORT NO. AR19/56846

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Regional Sport and Recreation Centre Committee orders that all members of the public, except Mayor L Martin, Councillors B Hood, K Amoroso, M Bruins, C Greco, P Jenner, S Meziniec, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, J Nagy, N Serle, J Zwijnenburg and H Gajic be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 7.2 AR19/56846 Summary of Costing Variations.

The Regional Sport and Recreation Centre Committee is satisfied that, pursuant to section 90(3) (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- tenders for the:
 - supply of goods, or
 - the provision of services, or
 - the carrying out of works

The Regional Sport and Recreation Centre Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because Confidential Item relating to tender.

7.2 SUMMARY OF COSTING VARIATIONS – REPORT NO. AR19/56846

Committee:	Regional Sport and Recreation Centre Committee
Meeting Date:	12 November 2019
Report No.:	AR19/56846
CM9 Reference:	AF18/175
Author:	Judy Nagy, General Manager City Growth
Authoriser:	Andrew Meddle, Chief Executive Officer
Summary:	This report summarises factors that have contributed to cost estimate changes for the Community and Recreation Hub Project.
Community Plan Reference:	Goal 1: Our People Goal 3: Our Diverse Economy

The Committee is satisfied that, pursuant to Section 90(2) & (3) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (k) tenders for the: supply of goods, or the provision of services, or the carrying out of works.

REPORT RECOMMENDATION

1. That Regional Sport and Recreation Centre Committee Report No. AR19/56846 titled 'Summary of Costing Variations' as presented on 12 November 2019 be noted.



BACKGROUND

The cost estimates provided by the quantity surveyor in 2018 were based on an intermediate design that provided an estimate of the likely cost of the Community and Recreation Hub based on information known at that time. The estimates provided for design contingencies and cost escalation that would change as building design moves to the next stage of tendering for construction.

As design work has progressed there has been significantly more knowledge gained from potential external stakeholders, from various state and national sporting associations and new Council members at various workshops and meetings.

DISCUSSION

In any project of the complexity and size of the Community and Recreation Hub, there will be inevitable changes in costs as Council gains more specific knowledge about potential uses and savings to be had in considered selections of mechanical and other features that will provide savings in operation. Considerations of whole of life costs have made valuable additions to scope with decisions providing the foundation for minimising costs to the community into the future.

The strong desire to make facilities flexible to accommodate new and emerging uses over the 40-50 years that the facility will be in operation have also contributed to changes in specifications and fit out needs. In particular, making provisions for many more data and power outlets will ensure spaces will continue to provide for needs into the future.

The cost estimates included in the attached table provide a summary of the key elements that have changed from the original cost estimates. There are smaller figures offset by some cost decreases and not included in this summary. The items specifically noted include builder's on-costs and represent estimates that will only be confirmed as a package when the construction tenders are received. Market conditions will provide further clarification about whether cost consultant estimates are conservative.

The causes of cost variations can be grouped to provide some clarity about the factors that have contributed to change. Increases identified as Cause 1 and 2 are relatable to the design contingency and escalation allowances already made within the estimates provided in October of 2018. Cause 3 and 4 increases are generally scope additions.

Cost variation causes

1. Moving from an intermediate design in 2018 to a final design one year later in 2019.
 - a) 2018 costs are based on industry averages for square metres
 - b) Specialist engineering consultants were not engaged to do detailed works and in some cases general costing was provided and in others estimates were given
 - c) Industry wide prices change
 - d) Sporting code specifications changes
2. Inadequate provision in intermediate design estimates
 - a) Not specified
 - b) Costs underestimated
 - c) Quality standards specified do not meet client expectations
 - d) Builders margins not applied
3. Council scope changes
 - a) Whole of life operating costs and require additional capital costs.
 - b) To enhance functionality



- c) To increase flexibility
- d) To meet the needs of particular user
- 4. Regulatory changes
 - a) Building codes
 - b) Fire Protection

Table 1 provides a summary of the estimates below:

Table 1 – Summary of Estimates					
	Allowances in Oct 2018	Balance in 2019	Used allowances	Cost increases	Net increases
Design Contingency	(1,303,112)	426,970	(876,142)		
Escalation	(1,545,000)	-	(1,545,000)	(2,421,142)	
Cause 1				2,971,915	
Cause 2				2,715,100	3,265,873
Cause 3 - Client					4,112,500
Cause 4					615,000
Estimated cost increase from 2018					7,993,373
Construction Contingency				Oct 2019	2,210,694
Design Contingency				Oct 2019	426,970

The Variations Summary table, at the end of this report, provides a more detailed breakdown of the variations proposed.

CONCLUSION

The information provided suggests that market conditions are currently favorable with construction companies very keen to secure contracts for the start of 2020. Market conditions will provide further clarification about whether the cost consultant estimates are conservative, or if the window of opportunity will benefit the project.

ATTACHMENTS

Nil



Variations Summary - 22 October 2019							
No	Description	Estimate	Code	Cause Code			
				1	2	3	4
1	Final Electrical Infrastructure connections	302,400	1b	302,400			
3	Landscaping	568,140	1b	568,140			
2	Road, paths and paved	866,375	1b	866,375			
4	Final Structural Engineering Design	1,235,000	1b + 2b	1,235,000			
	Signage and Wayfinding	80,000	2c		80,000		
	Acoustic treatment to ceilings - higher standard	80,900	2b		80,900		
	Acoustic treatments to Pool Hall - higher standard	102,500	2b		102,500		
	Additional Benches to sport court and pool hall areas	130,100	2b		130,100		
	Canopies & covered ways	132,000	2b		132,000		
	Fully motorise retractable seating	150,000	2b		150,000		
	Complete decommissioning and demolition of existing buildings (previously pool facility buildings partially retained and guide building not captured in scope)	188,800	2b		188,800		
	Acoustic treatments to walls - higher standard	216,000	2b		216,000		
	Car park power and lighting not included in initial design	220,000	2b		220,000		
	Hydraulic Systems: Water supply and fire protection systems including fire tanks	292,300	2b		292,300		
	Wall tiling in change rooms - previously just skirting tile	342,500	2 b + c		342,500		
	Final Pool and Filtration system design	360,000	2b		360,000		
	Mechanical Plant for increased occupancy to 2000 (previously 1500)	420,000	2b		420,000		
	Separate metering to kitchen, café, office and consulting tenancies	42,000	3c			42,000	
	Toilets in community offices	45,500	3c			45,500	
	Conversion of creche outdoor to a meeting room	73,800	3b			73,800	
	Large format screen to both halls	120,000	3d			120,000	
	Pool A/C delivered at floor level rather than high level suspended ducts	129,600	3b			129,600	
	Increased space and capacity of tiered seating in pool hall	131,900	3d			131,900	
	200 seats / tables increased to 600 FFE	132,000	3b			132,000	
	In floor heating to pool concourse	144,000	3b			144,000	
	Additional storage on western wall for chairs tables and staging	158,400	3b			158,400	
	Wider pool concourse for compliance	175,000	3d			175,000	
	Final Lift engineering: Increased capacity	190,000	3b			190,000	
	Second commercial kitchen	208,400	3b			208,400	
	Increase size of plant room to accommodate above + consolidation of external pool plant	218,900	3a			218,900	
	Flooring on eastern courts	233,000	3a			233,000	
	Aqua Play equipment size increase	250,000	3c			250,000	
	Elimination of gas boilers in order to gain benefit of heat exchangers	300,000	3b			300,000	
	Suspended Pool Concourse	360,000	3a			360,000	
	Change to Hybrid Timber Structure	480,000	3b			480,000	
	StormWater EPA requirements	363,000	4a				363,000
	Internal wall fire compartments to avoid sprinklers	252,000	4a				252,000
		\$ 9,694,515		\$ 2,971,915	\$2,715,100	\$ 3,392,500	\$ 615,000
	Value Management option						
	Solar Panels (excludes builder margins)					720,000	
	Total Variations			\$ 2,971,915	\$2,715,100	\$ 4,112,500	\$ 615,000

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 7.2 AR19/56846 Summary of Costing Variations and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (k) be kept confidential and not available for public inspection until 31 December 2021.
2. Further that Council delegates the power to review, revoke, but not extension of the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CONFIDENTIAL

**MINUTES OF CONFIDENTIAL REGIONAL SPORT AND RECREATION CENTRE
COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, 10 WATSON TERRACE, MOUNT
GAMBIER
ON TUESDAY, 12 NOVEMBER 2019 AT 5.32 P.M.**

PRESENT: Mayor Lynette Martin (OAM), Cr Max Bruins, Cr Christian Greco, Cr Paul Jenner, Cr Sonya Meziniec, Cr Frank Morello, Cr Steven Perryman

OFFICERS IN	Chief Executive Officer	- Mr A Meddle
ATTENDANCE:	General Manager Community Wellbeing	- Ms B Cernovskis
	General Manager City Infrastructure	- Mr N Serle
	General Manager City Growth	- Dr J Nagy
	Acting General Manager Council Business Services	- Mr J Zwijnenburg
	Community Engagement Officer	- Mrs H Gajic

COMMITTEE RESOLUTION

Moved: Cr Max Bruins
 Seconded: Cr Sonya Meziniec

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Regional Sport and Recreation Centre Committee orders that all members of the public, except Mayor L Martin, Councillors K Amoroso, M Bruins, C Greco, P Jenner, S Meziniec, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, J Nagy, N Serle, J Zwijnenburg and H Gajic be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 7.2 AR19/56846 Summary of Costing Variations.

The Regional Sport and Recreation Centre Committee is satisfied that, pursuant to section 90(3) (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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 - supply of goods, or
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 - the carrying out of works

The Regional Sport and Recreation Centre Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because Confidential Item relating to tender.

CARRIED

The Acting Presiding Member sought the approval of at least two-thirds of the members present at the meeting to suspend meeting procedures:

Purpose of the Suspension: to further discuss item 7.2

Carried by more than two-thirds of the members present at the meeting.

Meeting Procedures were suspended at 6.08 p.m.

The Acting Presiding Member determined that the period of suspension should be brought to an end;

Carried by more than two-thirds of the members present at the meeting.

The Period of Suspension came to an end and Meeting Procedures resumed at 6.28 p.m.

COMMITTEE RESOLUTION

Moved: Cr Frank Morello
 Seconded: Cr Steven Perryman

1. That Regional Sport and Recreation Centre Committee Report No. AR19/56846 titled 'Summary of Costing Variations' as presented on 12 November 2019 be noted.



.CARRIED

COMMITTEE RESOLUTION

Moved: Cr Max Bruins

Seconded: Cr Frank Morello

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 7.2 AR19/56846 Summary of Costing Variations and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (k) be kept confidential and not available for public inspection until 31 December 2021.
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CARRIED



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I hereby give notice that a Confidential Council Meeting will be held on:

Date: Tuesday, 19 November 2019
Time: 6.00 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Confidential Council Meeting 19 November 2019

Andrew Meddle
Chief Executive Officer

15 November 2019

25.7 SUMMARY OF COSTING VARIATIONS – REPORT NO. AR19/56846

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Mayor L Martin, Councillors S Meziniec, K Amoroso, M Bruins, C Greco, B Hood, P Jenner, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, J Zwijnenburg, N Serle, A Watson, and F McGregor be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 25.7 AR19/56846 Summary of Costing Variations.

The Council is satisfied that, pursuant to section 90(3) (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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Meeting Date:	12 November 2019
Report No.:	AR19/56846
CM9 Reference:	AF18/175
Author:	Judy Nagy, General Manager City Growth
Authoriser:	Andrew Meddle, Chief Executive Officer
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REPORT RECOMMENDATION

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CONCLUSION

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	Value Management option						
	Solar Panels (excludes builder margins)					720,000	
	Total Variations			\$ 2,971,915	\$2,715,100	\$ 4,112,500	\$ 615,000



CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 7.2 AR19/56846 Summary of Costing Variations and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (k) be kept confidential and not available for public inspection until 31 December 2021.
2. Further that Council delegates the power to review, revoke, but not extension of the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CONFIDENTIAL



**MINUTES OF CONFIDENTIAL COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, 10 WATSON TERRACE, MOUNT
GAMBIER
ON TUESDAY, 19 NOVEMBER 2019 AT 6.00 P.M.**

PRESENT: Mayor Lynette Martin (OAM), Cr Kate Amoroso, Cr Max Bruins, Cr Christian Greco, Cr Paul Jenner, Cr Ben Hood, Cr Frank Morello, Cr Steven Perryman

OFFICERS IN	Chief Executive Officer	- Mr A Meddle
ATTENDANCE:	General Manager Community Wellbeing	- Ms B Cernovskis
	General Manager City Infrastructure	- Mr N Serle
	General Manager City Growth	- Dr J Nagy
	Acting General Manager Council Business Services	- Mr J Zwijnenburg
	Manager Development Services	- Mrs T Tzioutziouklaris
	Media and Communications	- Mrs A Watson
	Executive Administration Officer	- Mrs F McGregor

25.7 SUMMARY OF COSTING VARIATIONS – REPORT NO. AR19/56846

RESOLUTION 2019/359

Moved: Cr Christian Greco
Seconded: Cr Kate Amoroso

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Mayor L Martin, Councillors S Meziniec, K Amoroso, M Bruins, C Greco, B Hood, P Jenner, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, J Nagy, N Serle, J Zwijnenburg, A Watson, T Tzioutziouklaris and F McGregor be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 25.7 AR19/56846 Summary of Costing Variations.

The Council is satisfied that, pursuant to section 90(3) (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- tenders for the:
 - supply of goods, or
 - the provision of services, or
 - the carrying out of works

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because Confidential Item relating to tender.

CARRIED

RESOLUTION 2019/360

Moved: Cr Ben Hood
Seconded: Cr Frank Morello

1. That Regional Sport and Recreation Centre Committee Report No. AR19/56846 titled 'Summary of Costing Variations' as presented on 12 November 2019 be noted.

CARRIED

RESOLUTION 2019/361

Moved: Cr Ben Hood
Seconded: Cr Christian Greco

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 7.2 AR19/56846 Summary of Costing Variations and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (k) be kept confidential and not available for public inspection until 31 December 2021.
2. Further that Council delegates the power to review, revoke, but not extension of the confidential order to the Chief Executive Officer in accordance with the provisions of Section

City of Mount Gambier
Confidential Council Meeting Minutes

19 November 2019

91(9)(c) of the *Local Government Act 1999*.

CARRIED