CM13.3. Detailed Design of Lauren Jackson Sports Centre Contract No. 19/04630

DATE	25 November 2019	**FIL REFERENCE**	FIL19/04630
CONFIDENTIAL	No		
FURTHER ENQUIRIES	Ambrose Glass Business and Lifestyle	**PHONE**	02 6023 8111
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Purpose of Report

To recommend a preferred consultant for all design services for the Lauren Jackson Sports Centre (LJSC) redevelopment, through a qualitative and quantitative assessment.

Background

Following a community consultation period Council resolved at their meeting on 23 April 2019 to endorse Stage 1 of the draft masterplan for the LJSC. Funding has also been approved to progress all preliminary investigations, detailed design work and approvals for Stage 1 development of this facility in order to prepare for construction and be ready to apply for any funding opportunities.

A summary of the key elements and benefits of the proposed Stage 1 construction are as follows:

- Create a show court with a seating capacity of up to 1,400 (currently 1,100) with retractable seating to protect the playing surfaces and allow for the staging of conferences and other events;
- Upgrade the facility to be in line with modern standards and guidelines, particularly run-offs for basketball and netball, floor plates and equipment for badminton and netball;
- Improve the capacity and attractiveness of the facility for events by having:
    - An additional set of change rooms, referee rooms and upgrades to the change rooms;
    - A more flexible facility with greater run-off areas between courts and the extension of the walkways at the northern end of all courts;
    - A designated first-aid room;
    - New shade shelters outside;
    - Develop new disabled and family change facilities and amenities;
    - Create larger storage spaces away from the main public thoroughfares;
    - Replace the roof and guttering to eliminate water leakage;
    - Improve parts of the façade; and
    - A provision of office space and/or storage for key user groups of the facility.

The scope of the works included in this contract is for all detailed design, estimation of costs, obtain all planning approvals and development of construction documentation and specifications for the delivery of Stage 1 of the LJSC development.

The successful lead consultant will be required to prepare and submit all documentation. The documentation will include the following stages:

1. Functional Design Documentation – In order to successfully submit and obtain a Development Application for the project.
2. Detailed Design.
3. Issued for Construction Design – In order to successfully submit and obtain a Construction Certificate for the project.

Tenders were invited for Contract No FIL19/04630 from early September, and advertised in the Border Mail, Sydney Morning/ Herald and on Tenderlink. Tenders closed at 12 noon on Tuesday 15 October 2019.

Council's budget allocation for the project is $380K including GST.

Tender Assessment

At the close of tenders, submissions were received from the following companies:

- Centrum Architects (Melbourne VIC);
- Clarke Keller (Barton ACT);
- Crawford Architects Pty Ltd (Sydney NSW);
- JWP Architects (Wodonga VIC);
- Michael Davies Architects (Sydney NSW); and
- Team 2 Architects (Sydney NSW).

All tenders were evaluated in accordance with Council's Procurement Policy and Guidelines. The assessment panel for the tender comprised of:

- Gerard Coyle, Acting Team Leader Procurement and Contract Management;
- Anthony Bisignano, Interim Team Leader Project Delivery;
- Alan Rodgers, Senior Design Engineer; and
- Michael Stanton, Team Leader Leisure Facilities.

Conformity Check

A conformity assessment was undertaken to ensure all submissions received were in accordance with the contract documentation and specification.

Company	Pricing Details	Supporting Information	WHS Documentation	Comment
Centrum Architects (ACN 065 422 835)	Yes	Yes	Yes	Conforming
Clarke Keller (ACN 154 909 332)	Yes	Yes	Yes	Conforming
Crawford Architects (ACN 120 779 106)	Yes	Yes	Yes	Conforming

Company	Pricing Details	Supporting Information	WHS Documentation	Comment
JWP Architects (ACN 143 298 542)	Yes	Yes	Yes	Conforming
Michael Davies Architects (ACN 610 776 648)	Yes	Yes	Yes	Conforming
Team 2 Architects (ACN 104 833 507)	Yes	Yes	Yes	Conforming

As indicated above, all submissions are conforming tenders.

None of the tenderers are WHS registered with Council. However, all have demonstrated the appropriate WHS systems to gain Council WHS registration.

Qualitative Assessment

A qualitative assessment considered a range of issues including:

- past performance
  - including referee checks, relevant experience and expertise in performing same or similar projects;
- methodology and program
  - project methodology and proposed program;
- capacity
  - current and future commitments and workload;
- capability
  - including availability of resources, equipment and contract management capabilities;
- benefit to local region
  - social and community benefit to the Albury/Wodonga region.

Company	Past Performance (30%)	Methodology & Program (20%)	Capacity (20%)	Capability (20%)	Local Benefit (10%)	Total (100%)
Clarke Keller (ACN 154 909 332)	24	16	14	17	2	73
Centrum Architects (ACN 065 422 835)	24	14	14	16	1	69
JWP Architects (ACN 143 298 542)	18	10	13	15	6	62
Michael Davies Architects (ACN 610 776 648)	20	15	12	14	1	62
Team 2 Architects (ACN 104 833 507)	17	13	15	14	0	59

Crawford Architects (ACN 120 779 106)	12	10	10	11	1	44

Clarke Keller is an architectural firm based in Barton ACT who have undertaken a number of similar sports centre projects including redevelopments for local government between $1M and $10M. These projects include the recently completed Wagga Wagga Stadium and Shoalhaven Indoor Sports Centre, both with construction costs of approximately $9M[1].

Council has previous experience dealing with Clarke Keller through the design development of the Albury Airport Terminal upgrade. This engagement was positive with a high level of service delivered.

Clarke Keller are a medium sized architectural firm and have nominated very experienced key project personnel. Their technical and performance capabilities have been demonstrated in their previous work, and with the required level of professional indemnity insurance, they are more than capable of delivering this project.

Clarke Keller have proposed a program of approximately eight months to complete all works associated with this contract. This seems reasonable and realistic.

Their current commitments indicated Clarke Keller have many projects in the closing stages of their design developments and are seeking more work.

With Clarke Keller being a company located outside of the local area, there is limited benefit to the local community during this phase of the project. With this said, the sub-consultants identified are the best in the local area in their respective fields.

Centrum Architects are an architectural firm based in Melbourne VIC and have undertaken a number of similar sports centre projects including refurbishments for local government mostly in the $2.0M to $4.0M range[2]. Of particular note is the Shepparton Sports and Events Centre redevelopment, which included a 3,000 seat show court, the addition of four new sports courts, upgraded courts, a multi-purpose meeting room, table tennis facilities and associated amenities. In addition to this, Centrum Architects performed a roof replacement project for Frankston City Council on their Council administration offices.

Referee information indicated Centrum Architects have an excellent ability to keep their projects on track and meet deadlines, they go beyond the effort that is expected when working with internal and external stakeholders, and their experience and knowledge in sport and recreation related projects is outstanding. Centrum Architects are on the preferred selection panel of architects for the City of Whitehorse.

Council has no previous experience dealing with Centrum Architects.

Centrum Architects are a medium sized architectural firm and have listed very capable sub-consultants. Their technical and performance capabilities have been demonstrated in their previous

[1] Figures stated are inclusive of GST.
[2] Figures stated are inclusive of GST.

work, and with the required level of professional indemnity insurance, they are more than capable of delivering this project.

Centrum Architects have submitted a realistic methodology for the proposed works and a proposed program of approximately eight months to complete all works associated with this contract. This seems reasonable and realistic.

Their current work commitments indicated a half dozen projects for sport and recreation related projects across Melbourne and Ballarat with construction values of $3M to $6.5M[3]. These projects are at various stages and will all be completed over the coming three years.

With Centrum Architects being a company located outside of the local area, there is limited benefit to the local community during this phase of the project.

JWP Architects are an architectural firm based in Wodonga VIC and have worked with many local government bodies for projects mainly in the construction range of $1M to $4M[4]. Of particular note is the recently completed Barnawartha Recreation Reserve and Community Hub completed for the Indigo Shire, and the Birallee Park Indoor Cricket Facility for the city of Wodonga.

Referee information indicated JWP Architects deliver a positive experience with their stakeholder engagement, keep their people informed, and have a design philosophy which has worked well on their previous projects.

Council does not have any recent previous experience dealing with JWP Architects. However, JWP Architects completed the design development of the Flying Fruit Fly Circus facility in 2011. This engagement was positive with a high level of service delivered.

JWP Architects are a medium sized architectural firm with a dozen members in their business. They are a very capable firm and their previous work in performing projects at sporting pavilions, including redevelopments, demonstrates their technical and performance capabilities.

JWP Architects methodology does not seem to cover the entire scope of works for the project. Considering this, their 30-week program seems unrealistic.

Their current commitments indicated JWP Architects have many projects in the closing stages of their design development and are seeking more work.

With JWP Architects head office located within the local area, there is a benefit to the local community during this phase of the project. In addition, the sub-consultants identified are the best in the local area in their respective fields.

Michael Davies Architects (MDA) are an architectural firm based in Sydney NSW and have worked on many large aquatic and leisure centres primarily located throughout Sydney. Over the years they have won several architectural, building and property awards for their work. Some recently completed

[3] Figures stated are inclusive of GST.
[4] Figures stated are inclusive of GST.

major projects include the Manly Andrew "Boy" Charlton Aquatic Centre and Ryde Aquatic Leisure Centre which were constructed for $27.3M and $53M[5] respectively. They are currently working on designs for Fairfield Sports Centre and Glen Innes Regional Netball Facility.

Referee information indicated MDA have excellent knowledge and expertise in aquatics and leisure facilities, however have poor stakeholder engagement practices (both internally and externally).

Council has previous experience dealing with MDA through the conceptual design development for both aquatic and stadium upgrades to the Lauren Jackson Sports Centre (formally Albury Sports Stadium) as part of the 2007 AlburyCity Aquatic Strategy. They also provided some follow up costings on these proposed works in 2012. This engagement was positive.

MDA are a small sized architectural firm with half a dozen members in their business. They are capable of delivering this project.

MDA's methodology and program seem reasonable and realistic.

Their current commitments indicated MDA only take on a few projects at a time and have capacity to take on this project.

With MDA being a company located outside of the local area, there is limited benefit to the local community during this phase of the project.

Team 2 Architects are an architectural firm based in St Leonards NSW and primarily work in the healthcare sector for projects mostly in the $10M to $70M range[6]. Their list of current and recently completed projects includes redevelopment of pool and grandstand facilities of the Lane Cove Aquatic Centre ($15M construction), a series of community and sports buildings as part of The Gables Box Hill master plan as well as several hospital designs for construction projects up to $70M[7].

Council has no previous experience dealing with Team 2 Architects.

Team 2 Architects are a large architectural firm with offices located in both Sydney and Melbourne and have close to 40 staff members in their business. Their previous work demonstrates they are capable of completing the project. However, their previous experience does not include projects involving indoor sports courts or stadiums.

Team 2 Architects proposed methodology was detailed for the project. Their 20 week program is significantly less than all other submissions and is unrealistic.

Their current commitments indicated Team 2 Architects have capacity to take on this project.

[5] Figures stated are inclusive of GST.
[6] Figures stated are inclusive of GST.
[7] Figures stated are inclusive of GST.

With Team 2 Architects being a company located outside of the local area, there is limited benefit to the local community during this phase of the project. They have not included any local companies in their list of proposed sub-consultants.

Crawford Architects are an architectural firm based in Sydney NSW and primarily work in the residential sector. Although their previous work is extensive with a variety of clients, they have not worked with any local government bodies previously.

Council has no previous experience dealing with Crawford Architects.

Crawford Architects are a small sized architectural firm with only a handful of members in their business. They have limited experience with sporting and recreational projects and specifically with redevelopments.

There was little reference to stakeholder engagement in their methodology and have proposed a program of approximately 150 days. Considering this, their methodology and program do not seem to cover the entire scope of works and is unrealistic as a result.

Their current commitments indicated Crawford Architects are a growing business and have capacity to take on this project.

With Crawford Architects being a company located outside of the local area, there is limited benefit to the local community during this phase of the project. However, they have nominated some local companies in their list of proposed sub-consultants.

Summary of Qualitative Assessment
From the information provided, all companies aside from Crawford Architects demonstrated the required management systems, experience, capability, resources and capacity to provide Council with a quality product. There are some reservations regarding the Methodology and Program proposed by JWP Architects.

The tender assessment panel deemed that Clarke Keller and Centrum Architects are better positioned than the others to deliver the works as set out in this tender. The main reason being that they have extensive experience performing comparable projects at similar sports centres.

Quantitative Assessment (100%)

The lump sum tender prices and ratings relative to the lowest price are tabulated below.

Company	Tender Price (including GST)	Rating (100)
Centrum Architects	$234,825.25	100
Team 2 Architects	$242,550.00	97
Michael Davies Architects	$243,802.50	96
Crawford Architects	$284,972.60	82
JWP Architects	$323,499.00	73
Clarke Keller	$336,050.00	70

The budget allocation for the project is approximately $380k including GST, with all six submissions being within the allocated budget. There is potential for other additions to Stage 1 development to occur through the detailed design process, therefore having a greater contingency for this project is prudent.

As detailed above, the submission from Centrum Architects, Team 2 Architects and Michael Davis Architects are within 4% of each other. It is clear these submissions represent the market value for this tender.

With the above said, Michael Davis Architect's submission contained a number of amendments to Council's contract terms. Council sought clarification from Michael Davis Architect's to remove these conditions. Their response sought to maintain a number of contract term amendments. These amendments, if accepted, would allocate risk to Council and potentially additional costs in the order of $105k+GST. This amount has not been added to their price in the quantitative assessment.

The submissions from Crawford Architects, JWP Architects and Clarke Keller are more expensive than the submissions listed above and therefore do not represent market value.

Risk

- Business Risk – If this upgrade is not undertaken Council may risk losing some large scale events as well as fail to attract future opportunities.

- Corporate Risk – There is a low risk to Council with no inconvenience to user groups or the wider community through the development of the detailed design work for the LJSC.

- WHS and Public Risk – The Stage 1 development of the LJSC addresses all main issues with the facility including several WHS and risk items, such as the current portable seating set-up and the roof leaks. The successful tenderer will be WHS registered with AlburyCity.

- Delivery Program Risk – The tendered price is under the allocated budget for the project. Based on further consultation through the detailed design process there is potential for other additions to Stage 1 development, therefore having a greater contingency is prudent and will reduce any risk to Council of budget overruns.

Community Engagement

The Stage 1 and 2 options for major development at the LJSC were available for community comment via a "Have a Say" process from mid-September to 25 October 2018.

Consultation has taken place with key stakeholders including NSW Basketball, the Directors of the Australian Country Junior Basketball Cup and the PCYC, both at a local level and with their State representatives. Ongoing discussions are planned with stakeholders leading into and during the detailed design phase.

Summary
The scoring for the qualitative and quantitative assessment is summarised in the following table:

Company	Quantitative	Qualitative
Centrum Architects	100	68
Team 2 Architects	97	59
Michael Davies Architects	96	62
Crawford Architects	82	44
JWP Architects	73	62
Clarke Keller	70	73

All submissions are fully compliant tenders.

From the qualitative assessment, all companies aside from Crawford Architects, demonstrated the required management systems, experience, methodology, capability, resources and capacity to provide Council with a quality product.

The tender assessment panel deemed that Clarke Keller and Centrum Architects are better positioned to deliver the works as set out in this tender, as they both have extensive experience performing projects at sports centres including redevelopments for local government bodies at the value of this tender.

From the quantitative assessment, the submissions from Centrum Architects, Team 2 Architects and Michael Davis Architects are within 4% of each other. For this reason, they are representative of the market value for this service and considered equal.

In summary, based on the qualitative and quantitative assessments, the submission from Centrum Architects provides the best option for Council to deliver this project.

Conclusion

Council invited tenders for detailed designs for Lauren Jackson Sports Centre and received six submissions.

The scope of the works included in this contract is for all detailed design, successfully obtaining Development Application and Construction Certificate, estimation of costs and development of construction documentation and specifications for the delivery of Stage 1 of the LJSC development.

A quantitative and qualitative assessment indicated that Centrum Architects was the most favourable submission. Their tendered price of $234,825.25 including GST is within the budget allocation of $380K including GST.

Recommendation

That Council accepts the tender from Centrum Architects for the detailed designs of the Lauren Jackson Sports Centre for the lump sum amount of $234,825.25 including GST.