



Council Agenda

LATE ITEMS – URGENT BUSINESS

ORDINARY COUNCIL MEETING

7.00pm, 30 July 2019

Council Chambers, Civic Centre, Dundebur Road, Wanneroo



City of Wanneroo

Notice is given that the next Ordinary Council Meeting will be held at the Council Chambers,
Civic Centre, Dundobar Road, Wanneroo on **Tuesday 30 July, 2019** commencing at
7.00pm.

D Simms
Chief Executive Officer
30 July, 2019

CONTENTS

<u>ITEM 10</u>	<u>URGENT BUSINESS</u>	<u>1</u>
UB01-07/19	ABBEVILLE PARK SPORTS AMENITIES BUILDING PROJECT FUNDING	1

L A T E I T E M S A G E N D A

Item 10 Urgent Business

UB01-07/19 Abbeville Park Sports Amenities Building Project Funding

File Ref: 28834 – 19/290207
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: 2

Issue

To consider a request for additional funding for the Abbeville Park Sports Amenities Building Extension Project.

Background

Abbeville Park (**the Park**) is located at 17 Abbeville Circle in Mindarie and includes a single multi-purpose active reserve suitable for rectangular and oval sports, and comprising of cricket match and practice wickets, two change rooms and toilets (no showers), floodlighting (100 lux large ball sport completion level) car park, playground, basketball hoop and passive park furniture (**Attachment 1**).

The Park is used by the Mindarie Football Club (soccer), the Mindarie Little Athletics Club, the Quinns Rocks Junior Cricket Club and the Department of Education (Mindarie Primary School).

The Mindarie Football Club is a key stakeholder in the project as the beneficiaries of a Local Projects, Local Jobs grant of \$400,000. A portion of the funding has been used to increase the floodlighting at the reserve to 100 lux, with the remaining grant used to part fund the Abbeville Park Sports Amenities Building Extension Project that is scheduled to be completed by 28 August 2019.

The Mindarie Football Club has a membership of 259 players, with 21 junior teams and two senior teams and uses the facilities at Abbeville Park for a total of 22.5 hours per week.

Detail

The Abbeville Park Sports Amenities Building Extension Project will extend the existing building to include the following elements within the staging as indicated below:

Stage	Description
1	Three additional storerooms Building extension for a future kitchen/kiosk
2	Additional Male and Female Changerooms, Umpires Room and Multi-Purpose Room

Stage 1 of the project (PR-4118 Abbeville Park Mindarie – Upgrade Storage Room) is currently in progress with the construction of the additional storerooms and the shell of the kitchen and kiosk area as per the original scope of the project. The scope of works for this stage was largely influenced by the needs of the resident Clubs as known at that time, with the budget set accordingly.

As a result of further discussions held with the Mindarie Football Club, it has become apparent that there is a pressing need for the fit out of the kitchen/kiosk area and the provision for an external storage area to enable the Club to store their portable goals in a secure manner. This is primarily in response to the growth being experienced by the Club in the past few seasons, noting that the provision of the external goal storage will assist in training and game day logistics. Further the delivery of a functioning kitchen/kiosk facility will assist the Club with service delivery to its membership base and provide an important revenue stream.

Administration has undertaken costings for each of these elements to be completed as a part of the existing stage 1 works, to maximise value for money. The related works and proposed method of implementation is as per below:

- External Storage - to be undertaken as additional works within the existing Builder's scope;
- Kiosk fitout preliminary works – to be undertaken as additional works within the existing Builder's scope to maximise value for money and expedite the kiosk installation;
- Kiosk installation – to be implemented via a separate Request for Quotation process (RFQ 19164) immediately after the completion of the building shell.

The timing of the discussions with the Club and the subsequent development of the additional design and cost estimates has meant that this process was not able to be completed prior to Council's adoption of the 2019/20 Budget.

Consultation

Initial consultation in relation to the Abbeville Park Sports Amenities Building Extension Project was undertaken between the dates of 11 March and 25 March 2019 and included the Community Information – Letter including Storage Building Plan and Opportunity to comment (**Attachment 2**).

The results of this consultation process resulted in no feedback regarding the project. Administration also consulted with the Mindarie Football Club, Mindarie Little Athletics Club, Quinns Junior Cricket Club and the Quinns Districts Junior Football Club in respect to the building design.

It should also be noted that an Inform process was undertaken prior to the commencement of the Floodlighting Upgrades at Abbeville Park.

The consultation process has been undertaken in accordance with the City's Community Engagement Policy.

Comment

As noted within this report, the Mindarie Football Club is a key stakeholder in this project and is a Club that is experiencing continued growth in membership.

In discussion with the Club post finalisation of the project budget, it became apparent that there is a pressing need for the fit out of the kitchen/kiosk area and for the provision for an external storage area to enable the Club to store their portable goals in a secure manner. This is primarily in response to the growth being experienced by the Club, noting that the provision of the external goal storage will assist in training and game day logistics (and the safe a secure storage of the goals) and the delivery of a functioning kitchen/kiosk facility to service the needs of the Club's members and visiting teams and spectators, providing an important revenue stream for the Club.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
Financial Management	Moderate
Accountability	Action Planning Option
Executive Management Team	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City’s Corporate Risk Register. Action plans have been developed to manage this risk to improve the existing management systems.

Policy Implications

Nil

Financial Implications

The following table summarises the current approved budget allocation, the expenditure in respect to the current stage 1 scope of works and the budget impact of the proposed additional works (external goal storage and kitchen/kiosk fitout):

PR-4118 ABBEVILLE PARK MINDARIE – UPGRADE STORAGE ROOMS		
Description	Project Costs	Project Funding
Budget:		
Allocated Capital Works Budget to end of FY2018/19 – Grant funds		\$45,713
* Unspent funds carried forward to 2019/20		
Allocated Capital Works Budget to end of FY2019/20 – Grant Funds from Floodlighting		\$51,287
Allocated Capital Works Budget to end of FY2019/20 – Municipal funds		\$85,000
Total Funding		\$182,000

Expenditure to Date:		
Upgrade to storage - Design and construction expenditure incurred to date	\$13,354	
Expenditure to be incurred:		
<i>Upgrade to Storage (Stage 1 works):</i>		
Commitments	\$177,520	
Project Management Fees (to be incurred)	\$5,000	
Construction Contingency	\$4,000	
<i>Recommended additional works for kiosk and external storage including Project Management and Construction Contingency</i>	\$88,878	
Total Expenditure (Estimate)	\$288,752	
Additional Budget Recommended:		
Capital Works Budget to end of FY2019/20 – Municipal funds from Strategic Projects Reserve (recommended additional funding)		\$107,000
Total Funding Recommended:		\$289,000

This report seeks Council's approval for the provision of an additional \$107,000 to enable the completion of the external storage area and the kitchen/kiosk fitout within the current stage 1 works, with this funding to be allocated from the Strategic Projects Reserve. It is proposed that reimbursement of the Reserve will be undertaken with any savings identified in the 2019/20 mid-year review process.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **NOTES** the implementation of PR-4118 Abbeville Park Mindarie – Upgrade Storage Room (Stage 1), inclusive of the provision of an additional three storerooms and building extension for a future kitchen/ kiosk;
2. **NOTES** that the need for an additional external goal storage area and fitout of the kitchen/kiosk have been identified as priority components in addition to the existing Stage 1 scope; and
3. **APPROVES BY ABSOLUTE MAJORITY** the following budget amendment, pursuant to Section 6.8(1)(b) of the Local Government Act 1995 to address the additional stage 1 requirements, being additional external goal storage area and fitout of the kitchen/kiosk, for PR-4118 Abbeville Park Mindarie – Upgrade Storage Room

Project Number	From	To	Description
N/A	\$107,000		Strategic Projects Reserve

PR- 4118		\$107,000	Abbeville Park Mindarie – Upgrade Storage Room
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Attachments:

1. [!\[\]\(9dc885fa0d6d341860a6e69645e59475_img.jpg\)](#) Abbeville Park 19/290517
2. [!\[\]\(5d2b0686f24c91a69ec6f054f466d184_img.jpg\)](#) PMO18038 Abbeville Reserve Storage Upgrade - Inform letter to residents 19/291291



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Abberville Park, Mindarie

Date: 29/07/2019

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Scale = 1:2887



File Ref: (28834) 19/83952
Your Ref:
Enquiries: Joshua Mannella, 9405 5339

11 March 2019

NAME

ADDRESS 1

ADDRESS 2

Dear Sir/Madam

STORAGE AND KIOSK UPGRADE AT ABBEVILLE RESERVE, MINDARIE

As part of the 2018/19 Capital Works Program the City of Wanneroo will be undertaking a building extension at Abbeville Reserve, Mindarie. This project is partly funded by the State Government's Local Project Local Jobs grant to assist local sporting clubs.

Extensions to the current toilet building include storage and kiosk facilities to assist the local sporting clubs and user groups.

A map of Abbeville Reserve is included overleaf which includes details about the location and extent of the building works.

If you have any questions or comments please contact the City on leisure.planning@wanneroo.wa.gov.au or 9405 5339.

Yours sincerely



Shane Spinks
MANAGER COMMUNITY FACILITIES

