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16.2 TOWN CENTRE REVITALISATION PROJECTS STAGE 2 & 3 DESIGN SUBMISSIONS

Responsible officer: Samuel Wellington, Manager Major Projects Delivery

- Attachments:**
- 1. Birdseye Submission - Stage 2 & 3 Design Fee Proposal**
 - 2. Wax Submission - Stage 2 & 3 Design Fee Proposal**
 - 3. Chris Sale Consulting - Review of Stage 2 & 3 Fee Submissions**

Section under the Act	The grounds on which part of the Council or Committee may be closed to the public are listed in Section 90(2) & (3) of the <i>Local Government Act 1999</i> .
Sub-clause and Reason:	(k) - tenders for the supply of goods, the provision of services or the carrying out of works.

Executive Summary

The Lameroo Town Centre Project and the Pinnaroo Village Green Project are major infrastructure upgrades of Lameroo and Pinnaroo that have resulted from the Lameroo Town Centre Masterplan and Pinnaroo Village Green Masterplan respectively.

Stage 1 of these designs is currently being completed by Birdseye Studios and WAX Design respectively. Fee proposals for Stage 2 & 3 have been received from Birdseye Studios and WAX Design, and Council endorsement is sought for the approval to engage Birdseye Studios and WAX Design for Stage 2 & 3 design.

RECOMMENDATION

That Council:

- 1. approves the engagement of Birdseye Studios, as per attached fee proposal, for the design documentation of Stages 2 & 3 of the Lameroo Town Centre Project.**
- 2. approves the engagement of WAX Design, as per attached fee proposal, for the design documentation of Stages 2 & 3 of the Pinnaroo Village Green Project.**

**MOVED COUNCILLOR REBECCA BOSELEY
SECONDED COUNCILLOR MICK SPARNON**

That Council:

1. approves the engagement of Birdseye Studios, as per attached fee proposal, for the design documentation of Stages 2 & 3 of the Lameroo Town Centre Project.
2. approves the engagement of WAX Design, as per attached fee proposal, for the design documentation of Stages 2 & 3 of the Pinnaroo Village Green Project.

CARRIED.

Background

The Lameroo Town Centre Project and the Pinnaroo Village Green Project are major infrastructure upgrades of Lameroo and Pinnaroo that have resulted from the Lameroo Town Centre Masterplan and Pinnaroo Village Green Masterplan respectively.

Stage 1 of these projects is funded by the Drought Communities Program Extension and Council. Stage 2 and 3 of these projects is funded by the Building Better Regions Fund and Council.

The Lameroo Town Centre Masterplan was undertaken by Birdseye Studios following a competitive tender process. The Pinnaroo Town Centre Masterplan was undertaken by WAX Studios following a competitive tender process.

Stage 1 of these projects is currently in design phase. Following completion of the masterplans, Birdseye Studios and WAX Design were engaged to complete Stage 1 designs of the Lameroo Town Centre Project and the Pinnaroo Village Green project respectively.

Context

Council sought from Birdseye Studios and WAX Design fee proposals for Stage 2 & 3 design development of the Lameroo Town Centre Project and Pinnaroo Village Green Project respectively; these proposals are attached to this report.

There were a number of reasons that Council sought quotes for Stage 2 & 3 design direct from Birdseye Studios and WAX Design as opposed to an open tender process. These included:

- Council had already undertaken a very thorough competitive tender process for the plan development of both project masterplans, resulting in Birdseye Studios and WAX Design being engaged for the Lameroo Masterplan and Pinnaroo Masterplan respectively.
- Birdseye Studios and WAX Design both completed their masterplans to an extremely high level, on time and budget, and with outstanding outcomes.
- Birdseye Studios and WAX Design are completing the Stage 1 designs; therefore any designer undertaking Stages 2 & 3 would need to work closely with the Stage 1 designs which are currently evolving. There is significant overlap between designs, and having a different designer complete these designs would have a high risk of issues arising between the two designs, if they were completed by two different firms.
- Funding for Stages 2 & 3 is through the Building Better Regions Fund, which has a completion deadline of December 2022. Therefore ensuring the designs for Stages 2 & 3 are finished in a timely fashion to ensure all construction is completed by December 2022 is vital.

Policy and statutory implications

Council's Procurement Policy is relevant to this matter.

To ensure Council is complying with Item 4.2 of its Procurement Policy (*Value for Money*), the Project team engaged Chris Sale Consulting, who are a respected cost consultancy firm, to review the submissions. Their advice and feedback is attached to this report.

Issues

Funding for Stages 2 & 3 is through the Building Better Regions Fund, which has a completion deadline of December 2022. Therefore ensuring the designs for Stages 2 & 3 are finished in a timely fashion to ensure all construction is completed by December 2022 is vital

Alternate options

Council could potentially approach the market for an open call for design services for Stages 2 & 3 of the respective projects. This is not recommended due to time restraint issues and potential design conflict issues between Stage 1 and Stages 2 & 3.

Financial implications

Council would be committing monies to the delivery of Stage 2 & 3 designs. This expenditure would be funded from the \$1.95m allocated in Council's 2020/21 Business Plan and Budget.

Work Health and Safety and Risk implications

There are no new work, health and safety or risk implications associated with this matter.

Consultation

No consultation has occurred on this matter as it is a confidential item for Council's consideration.

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