

12.5

**REPORT TITLE: TENDER 2006.004, ANEMBO PARK
FACILITIES DEVELOPMENT**

DATE OF MEETING: 16 OCTOBER 2006

AUTHOR: BILL GRAHAM

**AUTHOR'S TITLE: CONTRACTS & PROPERTY CO-
ORDINATOR**

REPRESENTORS: NIL

**FILE NUMBER: 70/030/147
70/040/101**

**ATTACHMENTS: 1. TENDER ASSESSMENT SUMMARY
2. CONFIDENTIAL – TENDERED SUMS**

DEPARTMENT: ASSETS & INFRASTRUCTURE

**DEPARTMENT
MANAGER: BRIAN CLANCEY**

PURPOSE

To gain Council's approval to award tender 2006.004, Anembo Park Facilities Development to Greenway Architects for the amount shown in the confidential attachment to this report.

RECOMMENDATION

That Council:

1. award tender 2006.004, Anembo Park Facilities Development to Greenway Architects for the amount shown in the confidential attachment to this report.
 2. orders pursuant to Section 91(7) and (9) of the Local Government Act 1999 that the financial information contained in attachment 2 are kept confidential until 16 October 2007 given they include commercial information of a confidential nature.
 3. That the Anembo Park User Groups be formally advised of the tender being awarded.
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BACKGROUND

In 2004 Council commissioned the preparation of a Master Plan to identify the future development needs and improvement of the recreation facilities at Anembo Park and to identify the need for new and different users and greater diversity of opportunities. This was initiated by new groups wanting to establish, and existing groups wanting to expand, facilities at the reserve.

The Master Plan has been developed and endorsed by Council.

Council is now seeking to build on the positive interest and ownership of Anembo Park through the preparation of detailed design plans and specifications in the 2006/07 financial year.

In accordance with Council's Procurement and Code of Tendering policies, an open tender process has been undertaken to secure a suitably qualified company to provide detailed design plans and specifications that were identified in the Anembo Park Master Plan being Stage 1 of the park development being to:

- (a) Meet the needs of the community;
- (b) Provide active and passive recreation areas;
- (c) Landscaping and Shading;
- (d) Provide a venue which will cater for Regional, State and National Events;
- (e) Provide a venue which will cater for Local, Regional and State Carnivals;
- (f) Provide a fenced safe environment;
- (g) Address the issues of safety including lighting, dogs etc;
- (h) Provide adequate Car Parking Facilities;
- (i) Assist in the promotion and awareness of the development;
- (j) Provide multi use sports surfaces;
- (k) Provide optimal usage of all facilities;
- (l) Provide commercial leisure opportunities;
- (m) Ensure that the site is developed as a facility to cater for elite sport and also local community requirements;
- (n) Provide a proposal for the staged development of the site; and
- (o) Provide an indicative order of costs.

In addition to the outcomes listed above, tenderers were requested to submit an itemised lump sum fee to take the project to the Project Definition/Design Stage, based on the approved Master Plan. The deliverables from completion of stage 1 are to be as follows:

- (a) Initiation and implementation of the consultation process with existing and proposed users as identified in the master plan to determine exact facility requirements;

- (b) Alignment of existing and pending strategies to ensure optimal facility use;
- (c) Preliminary engineering design including land surveys and geotechnical testing;
- (d) Preliminary landscape design;
- (e) Project brief development and design drawings of all buildings and structures associated with the development;
- (f) Prepare a cost plan for the project which will identify separable costs for the various elements and stages;
- (g) Prepare material sufficient for lodging for Provisional Development Plan Consent;
- (h) Prepare a management/operational plan for the centre that identifies best outcomes for Council in relation to on going operation and recurrent cost, identifying what aspects, if any, of the centre could be managed and operated privately; and
- (i) Development of a staging strategy for the construction of the works that will support the operational and budgetary requirements of Council.

DISCUSSION

Submissions have been received from six (6) companies, these being:

- (a) Taylor Cullity Lethlean;
- (b) Greenway Architects;
- (c) GHD;
- (d) Santel Architects;
- (e) Tredwell Management; and
- (f) Flightpath Architects Pty Ltd.

Tenders initially were assessed by Council staff against the following criteria:

- 1 Price (exc GST) (see confidential attachment)
- 2 Required Outcomes (see attachment 1)
Design concepts that respond to:
 - 2.1 *Building Design*
 - 2.2 *Amenities Design*
 - 2.3 *Sporting Fields*
 - 2.4 *Playing Surfaces*
 - 2.5 *Parking / Roadways*
 - 2.6 *Cost minimisation*
 - 2.7 *Utilisation of environmentally friendly technology*

- 2.8 *Provision of an indicative order of costs*
- 2.9 *Provision of Preferred Option 1 for facility development*
- 2.10 *Provision of two alternative options for facility development*
- 2.11 *Provision of a variation fee (per hour)*
- 2.12 *Incorporation of all required objectives*
- 3 Identification of key stakeholders, including user groups, Senior Management Group and Elected Members and to detail the consultation process to be utilised.
- 4 Reference to alignment of existing and pending strategies.
- 5 Production of preliminary engineering design including land & geotechnical survey for design purposes.
- 6 Preliminary landscape design component.
- 7 Development of the project brief and detailed design drawings.
- 8 Design for all buildings and structures associated with the development.
- 9 Preparation of a cost plan which identifies separable costs for various elements and stages.
- 10 Preparation of material suitable for Provisional Development approval.
- 11 Preparation of a management plan for the facility that identifies the best outcomes for Council in relation to the on going operation and recurrent costs.
- 12 Identification of which physical components if any can be privatised including buildings and sports facilities.
- 13 Incorporation of a staging strategy for construction works that will support the operational & budgetary requirements of Council.
- 14 Provision of an itemised indicative fee to take the project to the design specification stage for construction.
- 15 Possess the relevant skills to undertake all facets of the project.
- 16 Previous experience with successful completion of similar projects and referees.
- 17 Proven record to meet agreed timelines.

- 18 Strong administration, documentation and negotiation skills.
- 19 Proposed approach to the provision of service.
- 20 Proven management of recreation facility development.
- 21 Proven ability to facilitate Public, Private partnerships.
- 22 Proven negotiation skills with State Sporting Organisations

A summary of the assessments are attached to this report.

Initially, in the opinion of the assessment panel, two companies Greenway Architects and Tredwell Management would best meet Council's requirements.

Both were given the opportunity to formally present their proposals.

Following the presentations, the members of the assessment panel concur that Greenway Architects will more favourably meet Council's requirements than Tredwell Management.

In accordance with Council's Procurement policy *"Council will consider all tenders where the value of the tender exceeds \$100,000 or there is a variant to the approved budget or process that is considered significant to warrant elected member consideration"*.

POLICY IMPLICATIONS

1. Financial/budget

Expenditure as shown in the confidential attachment to this report.

Council has approved in the 2006 /07 budget an allocation of \$175,000 for the Anembo Park Facilities Development Stage 1.

2. Legal

The tender process has been conducted in accordance with Council's Procurement and Code of Tendering policies. A formal contract will be established with Greenway Architects.

3. Staffing/Work Plans

The contract will be administered and managed by existing staff.

4. Environmental

Potential risks such as soil conditions, contamination, storm water management and other site related issues will be addressed within this design phase.

5. Social

The award of this tender will contribute to a vastly improved community sporting and recreational facility.

6. Strategic Plans

The following provisions of the Community Strategic Plan 2004 - 2007 are considered relevant to this matter:

4. Leisure, Recreation, Arts & Sport

Goal

Support, encourage and provide a range of accessible facilities, programs and events that everybody in the community will be able to use and enjoy.

Objectives

- 1. Make necessary decisions concerning future major infrastructure including the Adelaide Hills Recreation Centre, Mountain Pool and Sport Junctions throughout the District.*
- 2. Ensure access to a range of facilities and activities for the whole community.*
- 3. Advocate the provision of affordable quality facilities across the District.*
- 4. Encourage diversity of experience through supporting leisure and recreation activities and the arts.*
- 5. Promote Mount Barker as the Regional Recreation and Sports Centre of the Central Mount Lofty Ranges, and at the same time support the District's local townships in assisting them to maintain and develop their own community sports and recreation facilities.*
- 6. Promote and enhance a "healthy" lifestyle.*

COMMUNITY CONSULTATION

1. Customer Needs Analysis

Consultation will be undertaken with existing and proposed users identified and endorsed in the master plan to determine exact facility requirements.

2. Promotion/Communications

Articles will be prepared for The Courier and Summit Insight. Anembo Park user groups will be kept up to date with progress and participate in the consultation process.

ATTACHMENT 1 - TENDER ASSESSMENT SUMMARY							
TENDER 2006.004 - ANEMBO PARK FACILITIES DEVELOPMENT							
		RATING (1 - 10)					
ITEM	ASSESSMENT CRITERIA	GHD	TAYLOR CULLITY LETHLEAN	FLIGHTPATH ARCHITECTS	SANTEL ARCHITECTS	TREDWELL MANAGEMENT	GREENWAYS ARCHITECTS
	REQUIRED OUTCOMES						
2	Design concepts that respond to:	8	6	5	6	7	9
2.1	Building Design						
2.2	Amenities Design						
2.3	Sporting Fields						
2.4	Playing Surfaces						
2.5	Parking / Roadways						
2.6	Cost minimisation						
2.7	Utilization of environmentally friendly technology						
2.8	Provision of an indicative order of costs						
2.9	Provision of preferred option 1 for facility development						
	Provision of two alternative options for facility development						
2.1	Provision of a variation fee (per hour)						
2.11	Incorporation of all required objectives						
2.12	Identification of key stakeholders, including user groups, Senior Management Group and Elected Members and to detail the consultation process to be utilised.	8	8	6	7	7	9
3	Reference to alignment of existing and pending strategies	6	7	8	6	7	8

TENDER 2006.004 - ANEMBO PARK FACILITIES DEVELOPMENT									
		RATING (1 - 10)							
ITEM	ASSESSMENT CRITERIA	GHD	TAYLOR CULLITY LETHLEAN	FLIGHTPATH ARCHITECTS	SANTEL ARCHITECTS	TREDWELL MANAGEMENT	GREENWAYS ARCHITECTS		
5	Production of preliminary engineering design including land & geotechnical survey for design purposes.	5	7	6	5	7	8		
6	Preliminary landscape design component	8	7	6	4	7	8		
7	Development of the project brief and detailed design drawings.	7	7	8	5	7	8		
8	Design for all buildings and structures associated with the development	8	7	8	5	7	8		
9	Preparation of a cost plan which identifies separable costs for various elements and stages	6	6	4	5	7	9		
10	Preparation of material suitable for Provisional Development approval	6	6	6	5	7	9		
11	Preparation of a management plan for the facility that identifies the best outcomes for Council in relation to the on going operation and recurrent costs.	1	3	1	1	5	8		
12	Identification of which physical components if any can be privatised including buildings and sports facilities.	1	3	1	1	4	8		
13	Incorporation of a staging strategy for construction works that will support the operational & budgetary requirements of Council	5	3	1	2	6	8		
14	Provision of an itemised indicative fee to take the project to the design specification stage for construction	6	3	1	1	7	9		
15	Possess the relevant skills to undertake all facets of the project.	6	7	6	8	6	9		
16	Previous experience with successful completion of similar projects and referees	6	7	5	8	6	9		

TENDER 2006.004 - ANEMBO PARK FACILITIES DEVELOPMENT									
		RATING (1 - 10)							
ITEM	ASSESSMENT CRITERIA	GHD	TAYLOR CULLITY LETHLEAN	FLIGHTPATH ARCHITECTS	SANTEL ARCHITECTS	TREDWELL MANAGEMENT	GREENWAYS ARCHITECTS		
17	Proven record to meet agreed timelines	7	7	7	8	6	9		
18	Strong administration, documentation and negotiation skills	7	7	7	1	6	8		
19	Proposed approach to the provision of service	7	7	5	4	5	8		
20	Proven management of recreation facility development	4	6	4	8	5	9		
21	Proven ability to facilitate Public, Private partnerships	3	2	1	3	4	9		
22	Proven negotiation skills with State Sporting Organisations	3	2	1	3	5	9		
	TOTAL RATING	110	118	97	96	128	179		

Item 12.5 - Confidential Attachment 2

CONFIDENTIAL ATTACHMENT - TENDERED SUMS							
TENDER 2006.004 - ANEMBO PARK FACILITIES DEVELOPMENT							
ITEM	ASSESSMENT CRITERIA	GHD	TAYLOR CULLITY LETHLEAN	FLIGHTPATH ARCHITECTS	SANTEL ARCHITECTS	TREDWELL MANAGEMENT	GREENWAYS ARCHITECTS
	PRICE (exc GST)	\$145,820		\$ 121,145	\$ 225,000	\$ 190,930	\$ 139,950

13.3

REPORT TITLE: MONARTO QUARRIES

DATE OF MEETING: 16 OCTOBER 2006

AUTHOR: IAN POWELL

AUTHOR'S TITLE: QUARRY MANAGER

REPRESENTORS: N/A

FILE NUMBER: 40/080/026

**ATTACHMENTS: 1. CONFIDENTIAL: FINANCIAL
STATEMENTS 2006
2. GRAPH OF SALES**

DEPARTMENT: ASSETS AND INFRASTRUCTURE

**DEPARTMENT
MANAGER: BRIAN CLANCEY**

PURPOSE

To inform Council of the operational status for the first quarter of the 2006-2007 financial year for Monarto Quarries.

RECOMMENDATION

That Council:

1. Note the report; and
2. Orders pursuant to Section 91(7) and (9) of the Local Government Act 1999 that the financial statements contained in attachment 1 are kept confidential until 16 October 2007 given they include commercial information of a confidential nature.

BACKGROUND

Monarto Quarries is operating as a provider of quarry products to customer categories including Local and State Government Authorities, wholesalers/retailers, construction, earthmoving contractors, farmers and private householders with value added services of transporting and spreading these products to meet client's needs.

As contractors to Adelaide Hills Regional Waste Management Authority (AHRWMA) Monarto Quarries facilitates the onsite materials handling at Hartley Landfill Site.

DISCUSSION

Business Plan

Monarto Quarries is working towards achieving all the strategic objectives adopted in the 2006 Business Plan.

Mineral claim

Mineral claims over some 16.5 hectares have been lodged with PIRSA for two areas immediately adjoining existing leases. Claim numbers have been issued for these two areas and Monarto Quarries is in the process of writing Management and Rehabilitation Programs (MARPs) for submission to Primary Industries and Resources SA (PIRSA). The MARPs will then go out for public consultation and comment prior to PIRSA considering granting Extractive Mineral Leases over these two areas.

Sales

Sales for the first quarter of 06-07 financial year are as reported on in the attached financial report.

Outlook

Historically sales of quarry products follow seasonal trends; the first 3 months of this financial year again followed these seasonal trends. It is suggested that the next 3 months will trend down as our historical data would support. With the low yields forecast for crops, it is expected that sales to rural customers will also trend down. The quarrying business is very competitive and with high fuel prices it is increasingly difficult to remain competitive over long haulage distances.

Marketing

The quarry manager is actively pursuing new clients and undertaking follow up and contact with existing customers to try and increase market share.

The introduction of a wider range of products will be trialled to assist with competitiveness in the market.

Rehabilitation

Due to the lack of rain fall this year any further rehabilitation works has been postponed until next autumn.

Dried sewerage sludge from the Mount Barker STEDS treatment plant is being stock piled to mix with on site soils to assist with rehabilitation works.

Bio solids

It is proposed to have bio solids from the septic tank pump out program for Mount Barker Council delivered and spread on worked out areas of the quarry to assist with the rehabilitation of these areas.

This project will require some considerable consultation with all interested parties, including but not limited to, owners of the land where the quarry is situated, Monarto Quarries, Adelaide Hills Regional Waste Management Authority, EPA, Alexandrina Council, Mount Barker Council and all adjoining property owners. The methodology recommended by Interwater (Consultants for Mount Barker Council) will be to spread the bio solids on the quarry floor and then tyne the floor to mix the soils and bio solids. If the proposal is eventually approved it would initially be for a twelve month trial period.

Work Place Occupational Health and Safety

A programmed quarterly Work Place Audit was conducted in consultation with the LGA Mutual Liability Regional Risk Management Co-ordinator.

An upgrade of lighting fixtures in the work shop was carried out by an electrical contractor.

Training

Training session has been arranged for all quarry staff to update Manual Handling skills.

Hartley Land Fill

Work was started on extending the clay liner on southern side of cell 5b, these works were temporarily halted whilst a suitable source of clay was found and tested.

The clay supply at Monarto Quarries no longer meets the required specifications and suitable clay will need to be imported from an external supplier.

Contract Crushing

Smithy's Crushing Service are currently on site crushing and stock piling stone, it is expected that they will crush 40,000 to 60,000 tonnes in this visit.

Compliance

Inspectors from Safe Work SA visited the quarry and inspected the two explosives magazines, both magazines and their surrounds passed inspection criteria.

Whilst on site the Safe Work SA inspectors inspected and passed Smithy's Crushing Service's Ammonium Nitrate storage facility.

POLICY IMPLICATIONS

1. Financial/budget

Refer attachment.

2. Legal

Not applicable

3. Staffing/Work Plans

Staffing level as per the Business Plan are continuing with no apparent shortage of staff, accumulated leave entitlements for quarry staff will be reduced this financial year.

4. Environmental

The planned rehabilitation works will be temporarily delayed until next autumn

5. Social

The improvements in OH&S to provide a safer working environment

6. Strategic Plans

Monarto Quarries Business Plan

Community Strategic Plan 2004-2007

Governance Objective 1 – Place all Council enterprises on a sound business footing.

COMMUNITY CONSULTATION

1. Customer Needs Analysis

See body of the report.

2. Promotion/Communications

See body of the report.

DISTRICT COUNCIL OF MOUNT BARKER

FINANCE DEPARTMENT

M E M O R A N D U M

TO: Brian Clancey
FROM: Marcus Smith
SUBJECT: Monarto Quarries Financial Report September 2006
DATE: 10/10/06
REFERENCE: Monarto Quarries September

Brian

I have attached the September 2006 General Purpose Financial Statements and due to the commercial contents have documented them as confidential.

The financial performance of the Monarto Quarries as at the 30th of September 2006 is showing an operating Profit of \$42K, the net cash provided by operations is \$44K.

The table below is a cost comparison of September actual to the Annual Budget by cost centre

	YTD Actual 30/09/2006	Budget 30/06/2007	% YTD Actual / Annual Budget
Sales / Production	\$	\$	
Income	284,691	820,000	35%
Expenditure	252,701	777,587	32%
	31,991	42,413	
Delivery			
Income	152,977	410,314	37%
Expenditure	147,880	383,031	39%
	5,097	27,283	
AHRWMA			
Income	85,310	0	
Expenditure	75,616		
	9,694	0	
Private Works			
Income	7,169		
Expenditure	7,092		
	77		
Quarry Rehab			
Income	21,174	100,000	21%
Expenditure	1,763	100,000	2%
	19,411	0	
Overheads			
Administration	(23,943)	(89,092)	27%
	(23,943)	(89,092)	
Total Profit / (Loss)	42,327	(19,396)	

Sales / Production

The Quarries sales for the first quarter are a better than expected result,. the next quarter sales traditionally tend to slow down toward the New Year. Providing sales remain steady the operating result should remain positive.

AHRWMA

The AHRWMA has a neutral effect to the over all result of Monarto Quarries, and an adjustment will be made at the first budget review depending on the agreement between the Quarry and the AHRWMA. (Refer to Reimbursement Income Statement)

Should you have any questions about these statement please contact me.

Marcus Smith



The District Council of Mount Barker

"Lifestyle at Heart – Business in Mind"

MONARTO QUARRIES

FINANCIAL STATEMENTS

For the Month ended 30th September 2006

MONARTO QUARRIES
Income Statement
For The Period Ended 30th September 2006

	Actual YTD 2007	Budget 2007	Actual as at 30 June 2006
<u>Operating Revenue</u>			
Commercial Activities	436,995	1,225,314	1,145,583
Reimbursements	93,152	5,000	384,461
User Charges	3,000	12,000	12,552
Investment Income	899	20,000	27,254
Gain on Disposal			
Grant	21,174	100,000	
Other Income			1,574
Total Operating Revenue	555,220	1,362,314	1,571,424
<u>Operating Expenses</u>			
Employee Costs	44,590	180,825	298,119
Contractual Services	336,873	941,718	721,059
Materials	49,066	48,000	328,120
Finance Charges			530
Loss on Disposal			107,821
Depreciation	15,000	45,235	80,260
Other	67,412	165,933	342,770
Lease Payment			97,302
Total Operating Expenses	512,942	1,381,711	1,975,981
Net Surplus / (Deficit)	42,278	(19,397)	(404,557)

MONARTO QUARRIES
Balance Sheet
As At 30th September 2006

	30-Sep-06 \$	30-Jun-06 \$
<u>CURRENT ASSETS</u>		
Cash	125,196	80,633
Receivables	295,603	230,923
Inventories	112,644	112,511
Investments	590,395	590,395
Other	-	-
Total Current Assets	<u>1,123,838</u>	<u>1,014,462</u>
<u>CURRENT LIABILITIES</u>		
Creditors	187,028	148,243
Loans	-	-
Provisions	27,201	13,889
Other.	-	0
Total Current Liabilities	<u>214,229</u>	<u>162,132</u>
Net Current Assets	<u>909,609</u>	<u>852,330</u>
<u>NON-CURRENT ASSETS</u>		
Land	199,200	199,200
Plant & Equipment	552,209	567,209
Total Non-Current Assets	<u>751,409</u>	<u>766,409</u>
<u>NON-CURRENT LIABILITIES</u>		
Loans.	-	-
Provisions.	32,710	32,710
Total Non-Current Liabilities	<u>32,710</u>	<u>32,710</u>
NET ASSETS	<u>1,628,308</u>	<u>1,586,029</u>
<u>EQUITY</u>		
Accumulated Surplus	1,450,468	1,408,189
Reserves	177,840	177,840
TOTAL EQUITY	<u>1,628,308</u>	<u>1,586,029</u>

MONARTO QUARRIES STATEMENT OF CASH FLOWS

As At 30th September 2006

	30-Sep-06 \$ Inflows (Outflows)	30-Jun-06 \$ Inflows (Outflows)
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>		
<i>Payments</i>	(445,977)	(1,513,871)
GST Paid	-	(189,982)
Interest Paid		(530)
<i>Receipts</i>	489,641	1,440,770
Gst Collected	-	111,094
Interest received	899	27,254
Net cash provided / (Used) by operating activities	<u>44,562</u>	<u>(125,265)</u>
<u>CASH FLOWS FROM FINANCING ACTIVITIES</u>		
<i>Payments</i>		
Loans Repaid	-	(7,889)
Tax Equivalent Regime amount paid to DCMB		
<i>Receipts</i>		
Loans Received		
Net cash provided / (Used) in Financing Activities	<u>-</u>	<u>(7,889)</u>
<u>CASH FLOWS FROM INVESTMENT ACTIVITIES</u>		
<i>Payments</i>		
Purchase of Plant & Equipment	-	(6,387)
Purchase of Furniture & Fittings		-
Purchase of Office Equipment		(2,705)
<i>Receipts</i>		
Sale of Plant & Equipment	-	290,041
Net Cash Used in Investment Activities	<u>-</u>	<u>280,949</u>
Net increase in cash held	44,562	147,795
Cash at beginning of the year	671,029	523,234
Cash at end of the year	<u><u>715,591</u></u>	<u><u>671,029</u></u>

MONARTO QUARRIES
RECONCILIATION OF CASH PROVIDED BY OPERATING
TO NET SURPLUS /(LOSS) FROM OPERATIONS
As At 30th September 2006

	30-Sep-06	30-Jun-06
	\$	\$
Net Surplus / (Deficit) from Operations	42,278	(404,557)
Non-cash items included in Net Surplus from Operations		
Depreciation	15,000	80,260
Loss on Disposal of Non Current assets	-	107,821
Gain on Disposal of Non Current assets	-	
Change in Operating Assets and Liabilities		
(Increase) / Decrease in Receivables	(64,680)	7,694
(Increase) / Decrease in Inventories	(133)	58,942
(Increase) / Decrease in other current assets	-	2,734
Increase / (Decrease) in Payables	38,785	64,843
Increase / (Decrease) in Provisions	13,312	(43,004)
Increase / (Decrease) in Accrued Expenses	-	
Net cash provided /(Used) by operating	44,562	(125,267)

RECONCILIATION OF CASH

Cash at the end of the period as shown in the statement of cash flows is reconciled to the related items in the statement of financial position as follows

Cash at bank	125,196	80,633
Investments	590,395	590,396
	715,591	671,029

[illegible]

Item 13.3 Attachment 2