

Revised Project Scope - Pymont Community Centre Upgrade

File No: X038734

Summary

On 29 June 2020, Council resolved to endorse the project scope and budget for the Pymont Community Centre Upgrade.

In November 2020, architects were engaged, by competitive tender, to undertake the design and documentation for the Pymont Community Centre Upgrade.

This report details the revised recommended project scope for the Pymont Community Centre Upgrade in response to community communication and recommendations by the Design Advisory Panel. This recommended scope will form the basis of a Development Application, documentation and tender for construction works.

This report also seeks an exemption from tender to increase the contract contingency to the existing Head Design Consultant contract to cover the extended design work associated with the additional project scope.

Recommendation

It is resolved that:

- (A) Council endorse the revised project scope for the Pymont Community Centre Upgrade as described in the subject report for the purpose of proceeding with design development and lodgement of the Development Application, documentation and tender for construction works;
- (B) Council note the financial implications detailed in Confidential Attachment C to the subject report;
- (C) Council approve that the additional funds required for this project are sourced from the future year provisions for Community and Recreational Facilities included in the City's current approved Long Term Financial Plan, as set out in the City's Resourcing Strategy (2021);
- (D) Council approve an exemption from tender for additional contingency for the Head Design Consultant works by reason of extenuating circumstances, noting that a satisfactory result for the City would not be achieved by inviting tenders at this time;
- (E) Council note the reasons that a satisfactory result would not be achieved for inviting tenders for this work are:
 - (i) the expanded scope of works (from part to all of the Community Centre) is best carried out by the current head design consultant on the basis the consultant is already engaged, and work is well underway, thereby resulting in efficiency in program design and costs and transfer of existing project knowledge associated with the expanded scope of works; and
 - (ii) the proposed services can be provided by a company already engaged by Council. Hence a natural advantage, such as efficiency in program, costs, and transfer of existing knowledge will be achieved by using the existing company;
- (F) Council approve the increased contract contingency to the existing Head Design Consultant contract to cover extended design work, as described in Confidential Attachment C to the subject report; and
- (G) authority be delegated to the Chief Executive Officer to negotiate, execute and administer variations to the Head Design Consultant Contract relating to Pymont Community Centre Upgrade.

Attachments

- Attachment A.** Project Scope
- Attachment B.** Resolution of Council - 29 June 2020
- Attachment C.** Financial Implications (Confidential)

Background

1. The Pymont Community Centre is located on the site of the former Pymont Public School at the corner of John and Mount Streets, Pymont. The former school building, grounds and fences are listed heritage items designed by William Kemp and built in 1884.
2. The site was purchased by the City in the early 1990s and refurbishment works were completed. These works included the construction of a two-storey extension to the rear (Mount Street) and the conservation and adaptive re-use of the former school buildings and grounds for childcare and community use.
3. The ground floor of the former school building and grounds is an independently operated childcare service which is leased to SDN Children's Services. The Pymont Community Centre is housed in the Mount Street extension and upper levels of the former school buildings and grounds.
4. The Pymont Community Centre was opened in 1993. With continuing residential growth on the Peninsula since the 1990's there is strong demand for the existing facilities and programs at the centre. Services at the Centre include a library link, children's program (Outside of School Hours Care - after school and vacation care - service operated by the City), a gym (separate weights and cardio rooms) and two spaces for hire including the ground floor Community Hall and a Community Room at level one.

Need for Additional Community Facilities

5. Community groups have advised the City they are running out of space at the centre and require another room to accommodate increasing community demand for services.
6. On 9 September 2019, Council resolved that the Chief Executive Officer be requested to prepare a project scope, concept design and budget for the Pymont community's requests and report this to Council for consideration.
7. Community groups requested:
 - (a) an additional room to accommodate gym activity and equipment, which would free up the current gym room (50sqm) as a music room, and a smaller gym room (30sqm) as a meeting room;
 - (b) an additional toilet upstairs; and
 - (c) a cupboard system to store equipment that would allow the out of school hours care space to be used for other purposes when not being used for after school care.

2020 Endorsed Project Scope

8. On 29 June 2020, Council resolved to endorse the project scope and budget for the upgrade of Pymont Community Centre.

9. The endorsed scope included:
 - (a) an access upgrade to provide accessible entry and lift access to all levels;
 - (b) a gym upgrade;
 - (c) new community rooms to be provided by converting the existing gym cardio room to a community room and converting existing Outside of School Hours Care Homework Space to 'shared' Community Room; and
 - (d) an upgrade to the existing level one public toilets.

Design Development and Proposed Scope

10. In November 2020, Welsh and Major Architects (WMA) were engaged, by competitive tender, to undertake the design and documentation for the Pymont Community Centre Upgrade.
11. Additional opportunities have been identified following a review of the existing building condition, required compliance upgrades, and communication from community groups. The recommended scope items include:
 - (a) new 60sqm dedicated community room;
 - (b) new ground floor office and public toilets;
 - (c) fire services upgrades (Fire Indicator Panel, Main Switch Board, sprinklers, sprinkler booster pump and tank); and
 - (d) refurbishing all community rooms to provide a holistic upgrade of the community centre.
12. The proposed concept was presented to the Design Advisory Panel on 22 April 2021. The following comments were noted in the minutes of the Design Advisory Panel meeting:

The Panel noted that the current project budget constraints limit the scope of works. The budget does not allow for work to reduce the dominance of the unsympathetic building addition added in the 90's. The current budget also doesn't allow additional excavation to better rationalise floor levels. Given the building's heritage significance, the Panel recommended that the budget be reviewed and expanded to allow for these additional works.
13. In response to the comments received from the Design Advisory Panel:
 - (a) Options for reducing the dominance of the remaining 90s building have been investigated and it is proposed that retention and modification of the structure is the most suitable option.
 - (b) Options for increasing the area of excavation to better rationalise the ground floor have been investigated and incorporated into the developed design.

Recommended Project Scope

14. It is recommended the additional scope, required compliance upgrades and Design Advisory Panel advice be undertaken as part of the upgrade works.
15. The recommended scope includes:
 - (a) Access Upgrade:
 - (i) Installation of an internal lift to provide accessible entry;
 - (ii) New Mount Street entry foyer (additional scope item); and
 - (iii) New ground floor public toilets (additional scope item).
 - (b) Gym Upgrade:
 - (i) Upgrade of the current weights area to create a single open plan gym space for weights and cardio.
 - (c) New Community Rooms:
 - (i) Convert the existing gym cardio room to Community Room 2 - 30sqm; and
 - (ii) A new 60sqm dedicated community room (additional scope item).
 - (d) Level one public toilets:
 - (i) Upgrade existing bathrooms to provide public access to toilets on level one.
 - (e) Upgrade of Out of School Hours Care Facility:
 - (i) Upgrade office/administration areas, kitchen, amenities and storage for an Out of School Hours care service (additional scope item);
 - (ii) Refurbishment of main Out of School Hours hall (additional scope item); and
 - (iii) Upgrade play equipment in courtyard (additional scope item).
 - (f) Refurbishment of all other community centre areas:
 - (i) Refurbishing the main community hall (additional scope item);
 - (ii) Refurbishing the library link (additional scope item); and
 - (iii) Refurbishing the level one community room (additional scope item).
 - (g) Fire services upgrade: Fire Indicator Panel, Main Switch Board, sprinklers, sprinkler booster pump and tank (additional scope item).

Heritage Impact

16. A Conservation Management Plan (CMP) for Pymont Community Centre has been prepared by Graham Brooks and Associates Heritage. The proposed works are consistent with the recommendations of the Conservation Management Plan.
17. The developed design requires demolition and modification of some building elements. The Conservation Management Plan generally rates building elements proposed for demolition/modification as 'intrusive to little significance'.
18. The proposed works have been reviewed internally with the City's Heritage Specialist. Further consultation will be undertaken as material selection and detailing of new works is developed.

Additional Consultant Services

19. After endorsement of the design by Council, the design for the Pymont Community Centre Upgrade will be documented for tender, and additional construction stage services will also be required to be delivered, which will require additional fees.
20. It is recommended that Council increase the contract contingency to the existing Head Design Consultant contract for design, documentation, construction and post construction services, for the reasons outlined below:
 - (a) the current approved contract contingency is insufficient;
 - (b) a further amount is required to cover design, documentation, construction and post construction related services; and
 - (c) an allowance is also required to cover unforeseen project issues and risks.
21. A sub-total of the additional contract contingency is detailed in confidential Attachment C.
22. In accordance with Section 55, Chapter 6, Part 3 of the Local Government Act 1993, an exemption from tender is requested on the basis of the following extenuating circumstances:
 - (a) The expanded scope of works (from part to all of the Community Centre) is best carried out by the current head design consultant on the basis the consultant is already engaged, and work is well underway, thereby resulting in efficiency in program design and costs and transfer of existing project knowledge associated with the expanded scope of works.
 - (b) The proposed services can be provided by a company already engaged by Council. Hence a natural advantage, such as efficiency in program, costs, and transfer of existing knowledge will be achieved by using the existing company.

Key Implications

Strategic Alignment - Sustainable Sydney 2030

23. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:
 - (a) Direction 6 - Vibrant Local Communities and Economies - The project will support increased community participation and provide improved access for the community in the Pyrmont area.

Organisational Impact

24. The centre will continue to be operated by the City of Sydney, under the Community Centre's operating model. This project does not include any proposal to increase staffing.

Risks

25. Not implementing this scope of works could result in failure to meet community expectations.

Social / Cultural / Community

26. The proposed upgrade of the Pyrmont Community Centre will support increased community participation and provide improved access for all members of the community.

Environmental

27. The upgrade works will be designed and constructed to operate to meet the targets in the City's Environmental Management Plan.

Financial Implications

28. There are insufficient funds allocated within the approved 2021/22 capital works budget and future year's forward estimates to deliver this project as described herein. Additional funds are sought from the allocation for Community and Recreational Facilities forward estimates as included in the City's current approved Long Term Financial Plan
29. The current cost estimates and funding implications are presented in Confidential Attachment C.

Relevant Legislation

30. Local Government Act 1993 - Section 10A provides that a Council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
31. Attachment C to the subject report contains confidential commercial information which, if disclosed, would confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
32. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

33. Target dates for project delivery are:

Scope Approval	Mid 2021
Lodge Development Application	Late 2021
Commence Construction	Late 2022

Options

34. Option to only undertake the existing approved scope and any essential compliance upgrade works: This option is not recommended as additional works to the remainder of the building would be required in the next five years for compliance an asset renewal reasons, which would require a further disruption to the operations of the Community Centre. There would be additional project costs and disruption to the community.
35. Option to terminate Welsh and Major Architect's contract and retender the project for the remaining design consultancy services: This option is not recommended as the consultant has in-depth project knowledge and experience which would be lost if the contract were terminated. If the project was retendered, the project program would extend by six to eight months, and there would be additional project overhead costs.

Public Consultation

36. Following earlier public consultation, as set out in the previous report to Council, on 15 April 2021, all Pymont residents were sent a project update which also advised of the opportunity to provide feedback as part of the Development Application notification process.
37. Detailed refurbishment plans will be included as part of the Development Application notification and statutory consultation will be undertaken as part of this process.

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