

CITY OF ARMADALE

MINUTES

OF TECHNICAL SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY,
27TH MAY 2002, AT 7.00 PM.

PRESENT: Cr R R Fletcher Chair
Cr L Reynolds JP
Cr J D Cumming
Cr J H Munn JP CMC
Cr H A Zelones JP
Cr A L Cominelli JP
Cr R C Stubbs JP (Deputy for Cr Hopper)

APOLOGIES: Cr D L Hopper JP

OBSERVERS: 19 - Public

IN ATTENDANCE: Mr W A Bruce Executive Director Technical Services
Mr G Elsegood Manager Civil Works
Mr J Glassford Manager Property Services
Mr B Sutton Coordinator Waste Services
Mr B Carter Coordinator Support Services
Mr S Buxton Senior Projects Engineer
Mr J Wesley Acting Manager Parks
Miss L Potter Minute Secretary

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was read by the Chairman as members of the public were in attendance.

DECLARATION OF MEMBER'S INTERESTS

Nil.

DEPUTATION

Nil.

QUESTION TIME

Residents of Ecko Road raised questions regarding the report on Page 6.

- Q. Mr John Jackson, 28 Ecko Road, Mt Nasura – Could you explain this \$110,000 grant ie. do I understand correctly that Council is going to match the \$110,000 or is it going to come forward with a proportion to match this \$110,000?
- A. Executive Director Technical Services – Every year Council makes application for road funding through the Regional Road Group. Last year we made application for grant funding for Ecko Road based on its current configuration, these funds are two-thirds Regional Road Group and one-third contribution from Council. Depending on what decision Council makes tonight, were conditions to be such that we were unable to go on with the proposed roadworks, the most appropriate way for us to deal with this matter would be for us to advise the Regional Road Group of the current situation and if appropriate withdraw from the grant.

Chair – Can you please tell the gallery the total cost of the works.

Executive Director Technical Services – Approximately \$110,000 Regional Road Group funding and approximately \$60,000 Council funding.

- Q. Mr John Jackson, 28 Ecko Road, Mt Nasura – Why can you find \$60,000 to upgrade Ecko Road, which will help to continue with the ongoing traffic problem, but can't find the money to actually close the road?
- A. Mayor Reynolds – I think that it is important to separate the two matters, and the reason I say this is that in the budget context you have \$110,000 in grants and \$60,000 of Council funds being put together to build a road. If we decide tonight to go to a temporary closure of Ecko Road and we therefore are required to return the grant money, we then have to find \$110,000 elsewhere on our budget to do works. So, in actual fact we have a \$110,000 hole in our budget. It is not as if you can take the \$60,000 that would have been spent on Ecko Road and use it to close the road. What we have is a Works Programme that is now short \$110,000. The two things need to be seen as being slightly related but not dependant on one another.

- Q. Kim Allen, 30 Ecko Road, Mt Nasura – What does the upgrade using the \$110,000 and the \$60,000 include?
- A. Executive Director Technical Services – It was budgeted to be some minor reconstruction works, especially where the weight of the traffic has lead to the distortion of the pavement, and also to resheet the road. Essentially, echoing the Mayor’s comments, if you look at Ecko Road by itself, bearing in mind that the grant applications take place over several years, then that would be the works that would be done. I think that the other point to make about this issue is that were there not a road grant sought then the City’s funds would have been applied in other areas of the works programme and not necessarily specifically to Ecko Road.
- Q. Andrew Bolhuis, 4 Ecko Road, Mt Nasura – As you consider this issue of Ecko Road, there is only one solution that remains and that is to close Ecko Road, look at the information presented and whether there are any other logical options?
- A. Cr Fletcher – Council will take all these points into consideration.
- Q. Mr John Jackson, 28 Ecko Road, Mt Nasura – Has the Technical Services Department got any plans on their table to have a look at the junction of Albany Highway and Ecko Road. Since the Hospital has been doing all its work and now we know that the 250 staff, delivery vehicles and maintenance vehicles all are going to be using that top end to get in and out of the Hospital, have you been up there and looked at the stress and strain on that junction?
- A. Executive Director Technical Services – In looking at the crash statistics for Ecko / Albany there have been 4 property damage only accidents in the latest available 3 years. As Committee would know when we did the presentation of the performance of the road network there are actually 200 personal injury accidents within the City of Armadale every year.
- Q. Mr John Jackson, 28 Ecko Road, Mt Nasura – Do I take that as a no, do I?
- A. Executive Director Technical Services – No that is not a No at all.
- A Cr Fletcher – No that is just an explanation of the question that you are asking.
- Q. Mr John Jackson, 28 Ecko Road, Mt Nasura – No, the question was, have you got any plans to actually go up there and check it now with the Hospital situation as it is?
- A. Executive Director Technical Services – We have actually been doing that, and are continuing to, so the answer is yes, we do that as a matter of course but it is one of many intersections within the City which has actually a less high profile in terms of crash statistics.
- Q. Mr Terry Ginn, 42 Ecko Road, Mt Nasura – Are Council aware of the near misses at this intersection?
- A. Executive Director Technical Services – If something is not reported then there is no way that we can be aware of it and there are many other situations where similar issues occur.

The Chair sought the Committee's consent to extend Question Time.

MOVED Cr Zelones.

- Q. Mr Albert Pedrotti, 10 Ecko Road, Mt Nasura – I have only been a resident in Ecko Road for four and a bit years but I understand that this problem has been going on for a number of years. There seems to be a lot of procrastination when is a decision going to be made? And a further question, we are talking about safety at the corner of Ecko Road and Albany Highway are you intending to have a look at the new power pole that has been put in there recently which completely obliterates the view as you are on Ecko Road attempting to turn either left or right onto Albany Highway?
- A. Executive Director Technical Services – The power pole is a Main Roads issue and I think that the issue of procrastination is one that I would have thought that we were working through a fairly reasoned process to determine the final outcome of the situation on Ecko Road.
- Q. Mr Kim Allen, 30 Ecko Road, Mt Nasura – Who established Ecko Road as a main distributor road and when was that done?
- A. Executive Director Technical Services – It is actually a local distributor, not a main road or a district distributor and in fact the debate that is essentially taking place is that a local distributor would normally take traffic generated in the local area and would carry traffic up to the volume or beyond it that Ecko Road carries. The situation that is unusual in this case is that the traffic is actually generated outside the local area and is therefore really district traffic, in practical terms the road is basically designated as its roll which is a local distributor, because for a range of reasons it is the principle outlet for that area.

Question time declared closed at 7.22pm.

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Technical Services Committee Meeting held on 22nd April 2002, be confirmed.

MOVED Cr Reynolds
MOTION CARRIED (7/0)

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE NO. 10

The following items were included for information in the “Technical Services” section:

- **Outstanding Matters**
Report on Outstanding Matters –Technical Services Committee.....T-1
- **Minutes of Occasional / Advisory Committees**
Bungendore Park Management Committee – March 2002.....T-2
- **General**
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Rowley Road – Harvey Fresh Permit Application.....T-7
Public Carpark Adjoining Kelmscott Library – Car Boot SaleT-8

Committee noted the information and no items were raised for further report.

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ECKO ROAD, KELMSCOTT – ROAD CLOSURE PETITION

WARD Kelmscott
FILE REF RDE/4
DATE 15 May 2002
REF SB
RESPONSIBLE MANAGER MTS

In Brief:

- Council has signalled its intention to consider temporarily closing Ecko Road at the intersection of Brookton Highway.
- Discusses awareness and education interventions, community consultation outcomes and two options for Council to consider.
- Recommends that Council not proceed with the temporary closure of Ecko Road.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects.

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

For the financial year 2002/2003 Council has received a budget allocation of \$110,267 through the Metropolitan Regional Road Rehabilitation Programme as a two thirds contribution to the reconstruction of Ecko Road. The allocation has been granted in part due to present and projected traffic volumes into the future based on Ecko Road remaining as is. If the temporary closure of Ecko Road is recommended, Technical Services officers would be obliged to immediately draw the proposal to the attention of the South East Metropolitan Regional Road Group of which Council is a member. If closure of Ecko Road occurs, a reassessment of the carriageway's rehabilitation will be required.

It is important that this funding allocation is not treated as a factor in Council's consideration of the Petitioner's request. The matter has been brought to the attention of Councillors for information purposes only.

Consultation

Letter box survey with locally affected community.

BACKGROUND

Councillors are referred to Technical Services Committee Minutes for September and October 2001 for detailed background reading.

At its Ordinary Meeting on 5th November 2001, Council resolved (T129/01) as follows:

“That with regard to the petition received from 30 residents requesting the closure of Ecko Road, Kelmscott and further to Council Resolution T111/01 parts (c), (d) and (e):

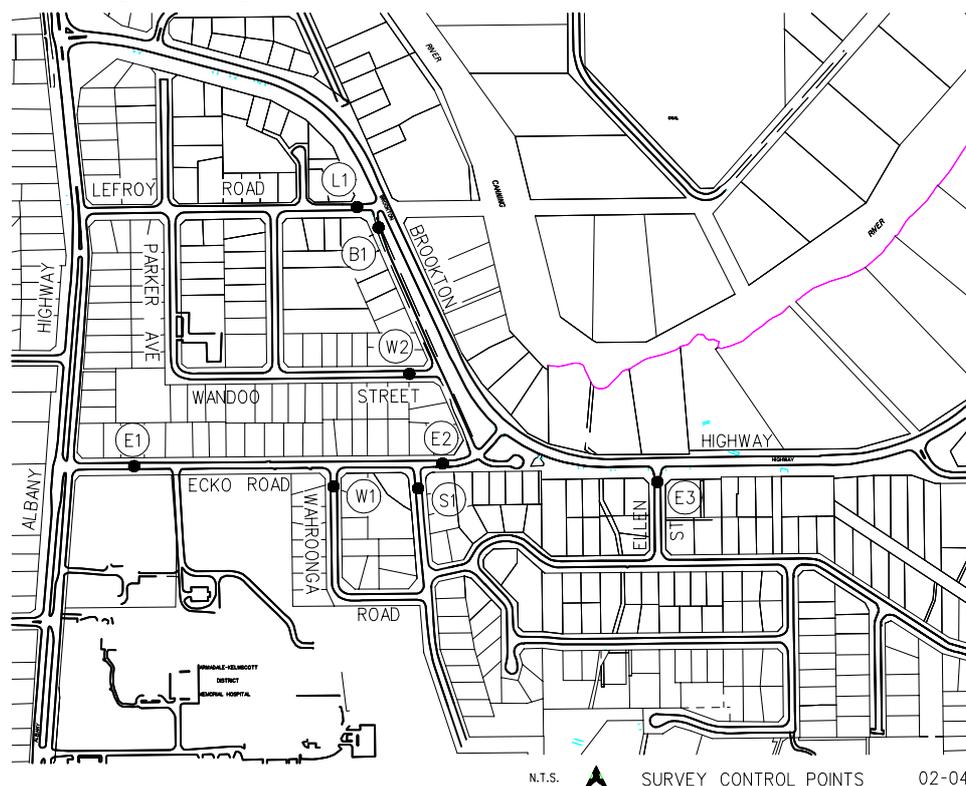
Council signal its intention to consider the temporary closure of Ecko Road, Mt Nasura at the intersection with Brookton Highway, subject to a report which addresses the following:

- 1. the impact of traffic movements following the official opening of the Armadale Health Service with particular regard to traffic using Ecko Road;*
- 2. the outcome of an education/publicity campaign involving local press articles and upgrading and adding to the existing advisory signage;*
- 3. the information derived from monitoring the effects of the local road network including traffic count data;*
- 4. the petitioners to be advised of Council’s decision;*
- 5. informing the residents of Ecko Road and surrounding streets as to the intent, purpose and reasons for Council considering the curtailment of traffic flows in Ecko Road and invite their comments.”*

COMMENT

Traffic Monitoring

In order to monitor the likely traffic volume impacts on the local road network, including and surrounding Ecko Road, of the interventions by Council, a series of traffic survey control points have been set up. A location plan of the control points and a table of the basic data collected at each point are presented below:



*Roleystone Courier 1st week in April 2002

**Signs installed 3rd May 2002

TRAFFIC COUNTS FOR ECKO ROAD & SURROUNDING STREETS

Site ID	Road Name	Location	Date	AADT
E1	Ecko Road	East of Albany Hwy	17-24 Sep 99	3409
E1	Ecko Road	East of Albany Hwy	9-16 Feb 01	4260
E1	Ecko Road	East of Albany Hwy	31 Oct-8 Nov 01	4072
E1	Ecko Road	East of Albany Hwy	16-23 Nov 01	3766
E1	Ecko Road	East of Albany Hwy	10-17 Dec 01	3869
E1	Ecko Road	East of Albany Hwy	22-29 Jan 02	3464
*E1	Ecko Road	East of Albany Hwy	10-17 Apr 02	3564
E1	Ecko Road	East of Albany Hwy	23 Apr-3 May 02	3487
**E1	Ecko Road	East of Albany Hwy	6-13 May-02	3403
E1	Ecko Road	East of Albany Hwy	21-28 May-02	3401
E2	Ecko Road	East of Salter Rd	17-24 Sep 99	2952
E2	Ecko Road	East of Salter Rd	9-16 Feb 01	2954
E2	Ecko Road	East of Salter Rd	10-17 Jul 01	2774
E2	Ecko Road	East of Salter Rd	31 Oct-8 Nov 01	3056
E2	Ecko Road	East of Salter Rd	16-23 Nov 01	2999
E2	Ecko Road	East of Salter Rd	10-17 Dec 01	3094
E2	Ecko Road	East of Salter Rd	22-29 Jan 02	2761
*E2	Ecko Road	East of Salter Rd	10-17 Apr 02	2808
E2	Ecko Road	East of Salter Rd	26 Apr-3 May 02	2743
**E2	Ecko Road	East of Salter Rd	21-28 May 02	2662
E3	Ellen Street	South of Brookton Hwy	31 Oct-8 Nov 01	701
E3	Ellen Street	South of Brookton Hwy	16-23 Nov 01	711
E3	Ellen Street	South of Brookton Hwy	10-17 Dec 01	715
E3	Ellen Street	South of Brookton Hwy	22-29 Jan 02	648
*E3	Ellen Street	South of Brookton Hwy	10-17 Apr 02	707
E3	Ellen Street	South of Brookton Hwy	26 Apr-3 May 02	671
S1	Salter Road	South of Ecko Rd	15-21 Feb 01	390
S1	Salter Road	South of Ecko Rd	31 Oct-8 Nov 01	427
S1	Salter Road	South of Ecko Rd	16-23 Nov 01	388
S1	Salter Road	South of Ecko Rd	10-17 Dec 01	418
S1	Salter Road	South of Ecko Rd	22-29 Jan 02	378
*S1	Salter Road	South of Ecko Rd	10-17 Apr 02	398
S1	Salter Road	South of Ecko Rd	26 Apr-3 May 02	416
W1	Wahroonga Road	South of Ecko Rd	15-21 Feb 01	123
W1	Wahroonga Road	South of Ecko Rd	31 Oct-8 Nov 01	120
W1	Wahroonga Road	South of Ecko Rd	16-23 Nov 01	122
W1	Wahroonga Road	South of Ecko Rd	22-29 Jan 02	124
B1	Billabong Way	South of Lefroy Rd	31 Oct-8 Nov 01	147
B1	Billabong Way	South of Lefroy Rd	16-23 Nov 01	160
B1	Billabong Way	South of Lefroy Rd	10-17 Dec 01	155
B1	Billabong Way	South of Lefroy Rd	22-29 Jan 02	143

TRAFFIC COUNTS FOR ECKO ROAD & SURROUNDING STREETS

Site ID	Road Name	Location	Date	AADT
* B1	Billabong Way	South of Lefroy Rd	10-17 Apr 02	148
B1	Billabong Way	South of Lefroy Rd	26 Apr-3 May 02	134
W2	Wandoo Street	West of Billabong Way	9-16 Nov 01	145
W2	Wandoo Street	West of Billabong Way	16-23 Nov 01	146
W2	Wandoo Street	West of Billabong Way	22-29 Jan 02	138
L1	Lefroy Road	Between Glenfield Pl & Billabong Wy	31 Oct-8 Nov 01	404
L1	Lefroy Road	Between Glenfield Pl & Billabong Wy	16-23 Nov 01	409
L1	Lefroy Road	Between Glenfield Pl & Billabong Wy	10-17 Dec 01	409
L1	Lefroy Road	Between Glenfield Pl & Billabong Wy	22-29 Jan 02	363
* L1	Lefroy Road	Between Glenfield Pl & Billabong Wy	10-17 Apr 02	395
L1	Lefroy Road	Between Glenfield Pl & Billabong Wy	23 Apr-3 May 02	368
**L1	Lefroy Road	Between Glenfield Pl & Billabong Wy	6-13 May-02	405
L1	Lefroy Road	Between Glenfield Pl & Billabong Wy	21-28 May-02	385

As traffic data collection is ongoing an update of the table above will be provided to the Technical Services Committee at the meeting.

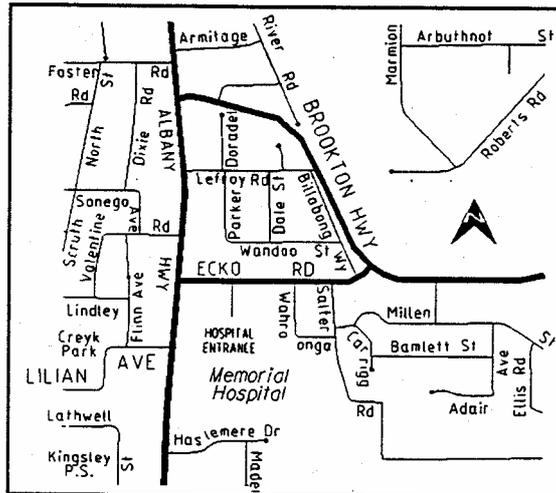
Interventions

In order to bring to the attention of the motoring community in their homes the problem of district level traffic cutting through on Ecko Road and in an attempt to educate district level motorists, to consider using the Albany and Brookton Highways, the following article was published in the April 2002 edition of the Roleystone Courier:

Ecko Road dilemma

Local residents from the Ecko Road area of Kelmscott have petitioned The City of Armadale Council to have Ecko Road closed, as they believe too much non-local traffic uses the street.

Ecko Road in Kelmscott runs between the Brookton and Albany Highways. It is classed as a Local Distributor Road and its function is to carry local traffic to and from the two highways.



Council has undertaken traffic surveys finding that to the east of the hospital car park entrance approximately 3,200 vehicles use the street daily.

The surveys also show that up to 2,700 of these vehicles are through traffic only, and are not from the local surrounding streets.

Council can close a road as a way to resolve a particular problem, however, it is considered to be a drastic measure and is only taken when there are no other workable options. Road networks that are open and provide good access have an overall positive effect on the community they serve.

The ideal situation for the community and Council is for Ecko Road to remain open. Rather than “cutting through” on this street, the non-local traffic is asked to use the proper route via the Albany and Brookton Highways.

The reality is that going the “long way around” on the highways offers a minimal increase in travel time of a few seconds and in most cases at peak periods is actually the quicker option.

Residents are requested when travelling to and from Armadale to consider using the highways and to avoid the use of Ecko Road whenever possible.

If the amount of through traffic can be significantly and permanently reduced the possible closure of Ecko Road can be avoided.

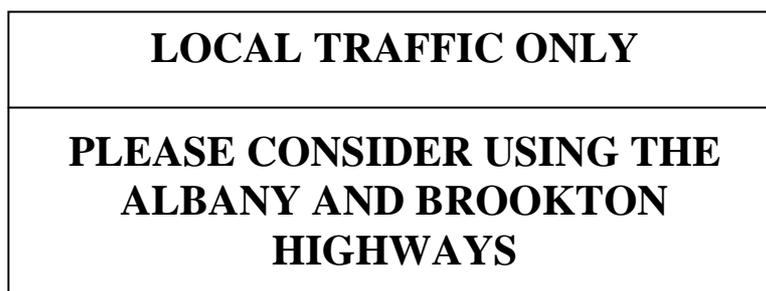
(Editor's note: Take the Brookton Highway Challenge - tell us why you do or don't, or your story pertaining to the use, or not, of Ecko Road.)

A small handful of enquiries, via telephone and counter following publication of the article were received by Technical Services staff. In each case further discussion and information was provided to the enquirer but no written enquiry to date has been received.

The May edition of the Roleystone Courier published two letters received in response to the article, one being against the closure and one being in favour of the closure.

Monitoring of the traffic volume in Ecko Road reveals that, other than normal statistical fluctuation (eg. time of year), no changes have been recorded post the article's publication when compared to volumes recorded pre-publication.

In order to bring to the attention of the motoring community travelling along Ecko Road the problem of district level traffic cutting through, and, in an attempt to educate the district level motorists to consider using the Albany and Brookton Highways, the following signs were installed at either end of the street prior to the commencement of the school term in early May 2002:



One telephone call has been received by Technical Services staff regarding the signs' installation. Further discussion and information was provided to the enquirer but no written enquiry has been received to date.

Monitoring of the traffic volume in Ecko Road reveals that, other than normal statistical fluctuation (eg. time of year), no changes have been recorded since the signs installation when compared to volumes beforehand.

Public Consultation

A basic survey form with covering letter was posted out to 236 locally affected landowners and residents on the 21st November 2001 with a request for the return of forms by an arbitrary date of 21st December 2001. The survey form asked the recipients if they supported (yes), or opposed (no), the temporary closure proposal and provided room for comments for individuals to elaborate if they wished. The covering letter provided information on why the consultation was being undertaken. A reminder letter was posted out on the 28th December 2001 to 142 of those initial recipients who had, to that date, not taken the opportunity to respond.

In all 150 forms were returned which gives Council an extremely good opportunity to understand the community's points of view on this issue.

The types of responses received can be distributed into four basic categories as follows:

Agree to the Temporary Closure	Number of Responses
1) Yes	71
2) Yes conditionally.....	32
3) No conditionally	9
4) No	38
TOTAL	150

The different response categories and their distribution throughout the surveyed area have been made available to Councillors prior to this meeting.

Following is a breakdown of each response category by the main themes raised and the number of responses covering that theme. Provided prior to the themes are typical quotations taken from the responses to illustrate the more popular view points.

Response Category – Yes

(Typical Quotations)

“... a lot of traffic along Ecko Road is through traffic this has caused lengthy delays at the intersection of Ecko Road and Albany Highway due to the revamp of the intersection of Brookton Highway / Albany Highway I see no reason why people can't use this.”

“We would like Ecko Road closed as cars come up it from the Brookton Highway into Salter Road and into Millen and make a dreadful noise. Racing cars up and down the road.”

“... Residents of this road (Ecko Road) would feel the impact of increased levels of traffic and, the environmental effects this has.”

“It would be a quiet change to wake up NOT to the sound of cars, motorbikes, trucks and the like all day....”

Themes

54 With general comments supporting the closures and discussion on various traffic issues including through traffic; volumes; speed; congestion and safety. Respondents in this category tended to offer more than one main theme in support of their viewpoint.

17 With no comment.

Response Category – Yes conditionally.....

(Typical Quotations)

“We see why many people in Ecko Road want the road closed but feel this will only make them (through vehicles) go up the next street, Lefroy Street. Therefore only moving the problem not solving it.”

“Our support is for a temporary closure of Ecko Road Our concern is that this closure will simply divert “short cut” traffic from Ecko Road to Lefroy Road.”

Themes

15 Create additional traffic for Lefroy Road.

7 Create additional traffic in surrounding streets (other than Lefroy Road).

4 Close Lefroy Road along with Ecko Road.

6 Individual minor or unrelated issues.

Response Category – No conditionally

(Typical Quotations)

“Closure of Ecko Road will merely divert the traffic through Lefroy Street thus annoying those residents. The only answer is to close both Ecko and Lefroy.”

Themes

- 3 Lefroy Road should be closed.
- 2 Concerns regarding an increase in Lefroy Road traffic.
- 2 Concerns regarding an increase in surrounding streets other than Lefroy Road.
- 2 Lefroy Road should have slow points installed.

Response Category – No

(Typical Quotations)

“I do not support the temporary closure of Ecko Road. The community will use Lefroy Road or Hill Street / Paterson Road.”

“.... Ecko Road is already well served in reducing the speed and access of vehicles with the zig zag bollards installed and now the 50kmh (speed) limit We don't close off other residential streets so why should Ecko be closed.”

“I would anticipate that the proposed temporary closure of the Ecko Road / Brookton Highway intersection will serve only to divert the ‘non-local’ traffic to Lefroy Road thereby only inconveniencing another group of ratepayers.”

Themes

- 15 Consequences of closure will adversely affect surrounding local streets / residents (other than Lefroy Road).
- 7 Consequence of closure will adversely affect Lefroy Road.
- 7 With no comment.
- 3 Access will be limited to Brookton and Albany Highways.
- 6 Individual minor issues.

The high response rate to the Community Consultation initiative provides Council with a sound and reliable understanding of the community's point of view. In a nutshell it can be concluded that there is strong local community support for the temporary closure of Ecko Road and that there is significant local community concern regarding the potential for migration of the through traffic problem or for increased traffic in other streets if the closure is implemented.

OPTIONS

1. Awareness and Education Alone

Awareness and education interventions in this case have proven ineffective with no changes in traffic volume being detected as a consequence.

2. Traffic Calming

Installation of a comprehensive scheme of ‘traffic calming’ devices, as discussed in the Technical Services Committee Minutes in September 2001, are unlikely to prove effective.

3. Closure

If Council considers that the level of through traffic in Ecko Road is of a sufficient enough priority to warrant resolution in the short term it is considered that closure is the only effective means of achieving this and a temporary closure would be the next logical step.

3. a) Temporary Closure

The community consultation initiative shows strong support for a temporary closure however a significant theme of the responses received was concern for a migration of the through traffic problem or for increased traffic flows in the streets surrounding Ecko Road.

Any temporary closure of Ecko Road would therefore need to be clearly defined in terms of process and rigorously monitored to enable reliable assessment of any impacts on surrounding streets.

It is considered that an appropriate period of time to properly assess the temporary closure effectiveness and impacts upon the local road network, and district level motorists, would be a six calendar month period. After the six months the closure should be removed and a further period of three months allowed to further assess any reintroduction of district level traffic.

If Council moves for the temporary closure, with the primary objective to prevent district level traffic from using Ecko Road, and after reopening the traffic levels revert to current levels, Council must be prepared to budget for the permanent closure of Ecko Road.

Also, if after temporarily closing Ecko Road traffic volumes rise significantly in Lefroy Road (say in the order of 2 – 3 times) then Council must be prepared to close Lefroy Road. Above this level of traffic flow, the situation in Lefroy Road will be similar to that which Council has decided is inappropriate for Ecko Road, and so for consistency a similar response would be appropriate.

A likely impact of any temporary closure of Ecko Road would be negative and ill feeling towards Council from the broader community ie. the district level motorists and from residents in streets surrounding Ecko Road, in particular Lefroy Road and Billabong Way.

In the event of a temporary closure Technical Services officers would liaise with Main Roads WA officers to ensure the traffic signal controls at the intersection of Brookton and Albany Highways are operating at an optimum level to cope with the additional traffic, in particular the right turn from Albany Highway into the Brookton Highway.

Based on other temporary road closure processes, the time to formally bring about the temporary closure of Ecko Road will be of the order of four months. Consequently, the temporary closure and assessment period is likely to be one year. If temporary closure of Lefroy Road is required, then the duration may be extended by up to six months.

4. Maintain the Status Quo

The issue at stake for Council is striking a balance between amenity and accessibility, together with being able to justify the prioritisation of expenditure of limited resources for the City as a whole. Council must consider its overall priorities and the wider implications of the temporary road closure when seeking to appropriately respond to the petition.

Although a road closure is a legitimate tool that a roads authority can use to address a particular problem, it is considered to be a drastic measure. A road network that has the quality of permeability and provides good access generally has an overall positive affect on the community it services.

CONCLUSION

To legitimise any road closure a series of warrants should be met. Such warrants may include road trauma, traffic speed, traffic volume and the exhaustion of other potentially effective interventions.

Essentially the Ecko Road issue is a traffic generation problem, ie. district level through traffic using a local distributor road.

It is considered at this stage of the City's road network development that the level of through traffic in Ecko Road does not justify expenditure over and above other priorities, for example road trauma reduction and asset deterioration.

Officer Recommendation -

That with regard to the petition received from 30 residents requesting the closure of Ecko Road, Kelmscott and further to Council resolution T129/01:

- a) *Council not proceed with the closure of Ecko Road, Kelmscott based on the requirement to reach an overall balance in the wider local area between amenity and accessibility and being unable to justify expending significant road funds on a traffic generation problem at this time in the City's development.*
- b) *That the petitioners be advised of Council's decision.*

Notwithstanding the officers report that the recent safety record of Ecko Road was no worse than many other roads in the district, the issue of district level traffic impact on the neighbourhood amenity was of sufficient importance and duration in time that Committee felt a need to resolve the matter. In dealing with the issue in this way Committee was not setting a precedent but was recognising that the benefits to the broader community of Ecko Road remaining open did not outweigh the disbenefits to the local community arising from its loss of amenity. Therefore, it is recognised that the treatment of this road is not in accordance with normal road priorities and is therefore considered separate to such.

It was acknowledged that the intersection of Brookton Highway / Albany Highway had now been treated to allow safe, efficient movements both on and off the Brookton and Albany

Highways. Consequently, the existing defacto district purpose served by Ecko Road was no longer required. However, Committee was of the view that Ecko Road could not be treated in isolation and that a resolution of this problem may result in changes to other roads in the area eg. Lefroy Road. Any resolution of the issue also needs to address the safety of staff and service vehicles accessing the Hospital via Ecko Road.

In the interim, officers were asked to investigate whether state road funds currently allocated would still be available if traffic volumes on Ecko Road dropped to approximately 2000 vehicles per day.

Meeting adjourned at 7.58pm and reconvened at 8.07pm.

T55/02 RECOMMEND

- 1. That a temporary closure be installed at the intersection of Brookton Highway and Ecko Road in order to assess the impact of a permanent closure of Ecko Road on surrounding access roads.**
- 2. That an appropriate mechanism for the temporary closure of Lefroy Road be investigated to ensure that any impact on Lefroy Road can be acted on expeditiously.**
- 3. That Council approach Main Roads Western Australia to have them upgrade the intersection of Albany Highway and Ecko Road to improve the safety for all service traffic entering and existing the Hospital.**

*MOVED Cr Zelones
MOTION CARRIED (7/0)*

***FENCING OF PARK SURROUNDING WERNDLEY, EGAN, OSCAR STREETS
(FORREST RESERVE)***

WARD West Armadale
FILE REF RES/1
DATE 7 May 2002
REF AL/JW
RESPONSIBLE EDTS
MANAGER

In Brief:

- Council is in receipt of a petition requesting the fencing of Forrest Reserve
- Currently unfunded
- Recommend that Council not fence Forrest Reserve due to the costs of development and on-going maintenance exceeding current repair costs.
- Recommend that the author of the petition be advised of Council's decision.

Tabled Items

Petition.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Enhance townscape and parkland

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

Currently unfunded:

Development Costs \$7,910

Maintenance Cost \$770 pa

Consultation

Nil.

BACKGROUND

Council is in receipt of a petition signed by 17 residents of West Armadale the prayer of which reads:

“We the undersigned petition the City of Armadale to erect a fence or some kind of barrier around the park surrounded by Werndley, Egan and Oscar Streets. The purpose of such fencing is to stop cars entering the park and digging it up and thereby making it safer for children to play on and improving the appearance of the park.”

COMMENT

Analysis

Forrest Reserve is the park surrounded by Werndley, Egan and Oscar Streets. The reserve is classified as a Minor Passive Park, and covers an area of 1.4 hectares inclusive of a water drainage easement. Currently there are no park fixtures or facilities on this reserve. Forrest Reserve is small, and is in close proximity to the recently developed Dawson Reserve.

There are signs of unauthorised vehicular activity by way of wheel marks and soil erosion on Forrest Reserve. These wheel marks are top dressed as the City becomes aware of them. Unauthorised vehicular activity was reported to the City on no more than four occasions in the past twelve months.

While it is recognised that from time to time, children do play in or around Forrest Reserve, there is play equipment and sufficient area to play, in the adjacent Dawson Reserve.

The appearance of Forrest Reserve could be enhanced by bollard fencing. However, the City currently has no funds allocated for this purpose. If funding was allocated for this purpose, priorities would need to be assessed accordingly.

The perimeter of the park along Forrest Road is already fenced with bollards, while the perimeter bordering Werndley, Egan and Oscar Streets is not fenced. The reserve is not listed for fencing on the existing Five Year Works Programme.

Currently the estimated annual cost of repair works on Forrest Reserve is approx. \$250 from unauthorised vehicular activity.

An investigation by Officers of the Parks Department revealed that the installation of 400 metres of bollards and one gate would be required to complete the perimeter fencing.

The cost to fence the perimeter of Forrest Reserve would be:

Development

To fence part of the reserve (Werndley and Egan) to the drain		To fence the reserve as petitioned	
Supply & Install Bollards	\$3300	Supply & Install Bollards	\$7400
Supply & Install Gate	\$510	Supply & Install Gate	\$510
TOTAL	\$3,840	TOTAL	\$7,910

Maintenance

To fence part of the reserve (Werndley and Egan) to the drain		To fence the reserve as petitioned	
Annual maintenance cost	\$390	Annual maintenance cost	\$770

Options

In regard to fencing or not fencing Forrest Reserve, the City has three options:

1. Leave the park in it's present state and accept a certain amount of vehicular damage to the reserve

2. Fence part of the reserve - Werndley and Egan to the drain
3. Fence the complete perimeter of Forrest Reserve

Conclusion

From time to time, unauthorised vehicles enter Forrest Reserve and cause damage. However, the repair cost and the fact that there are no facilities (ie: playground, paths, drinking fountain, etc) on the reserve means that the installation of bollard fencing is not considered necessary at this point in time.

The current Five Year Works Programme does not include fencing for this reserve. However, the Five Year Works Programme does include the fencing of reserves. The fencing of Forrest Reserve will remain a consideration at each review.

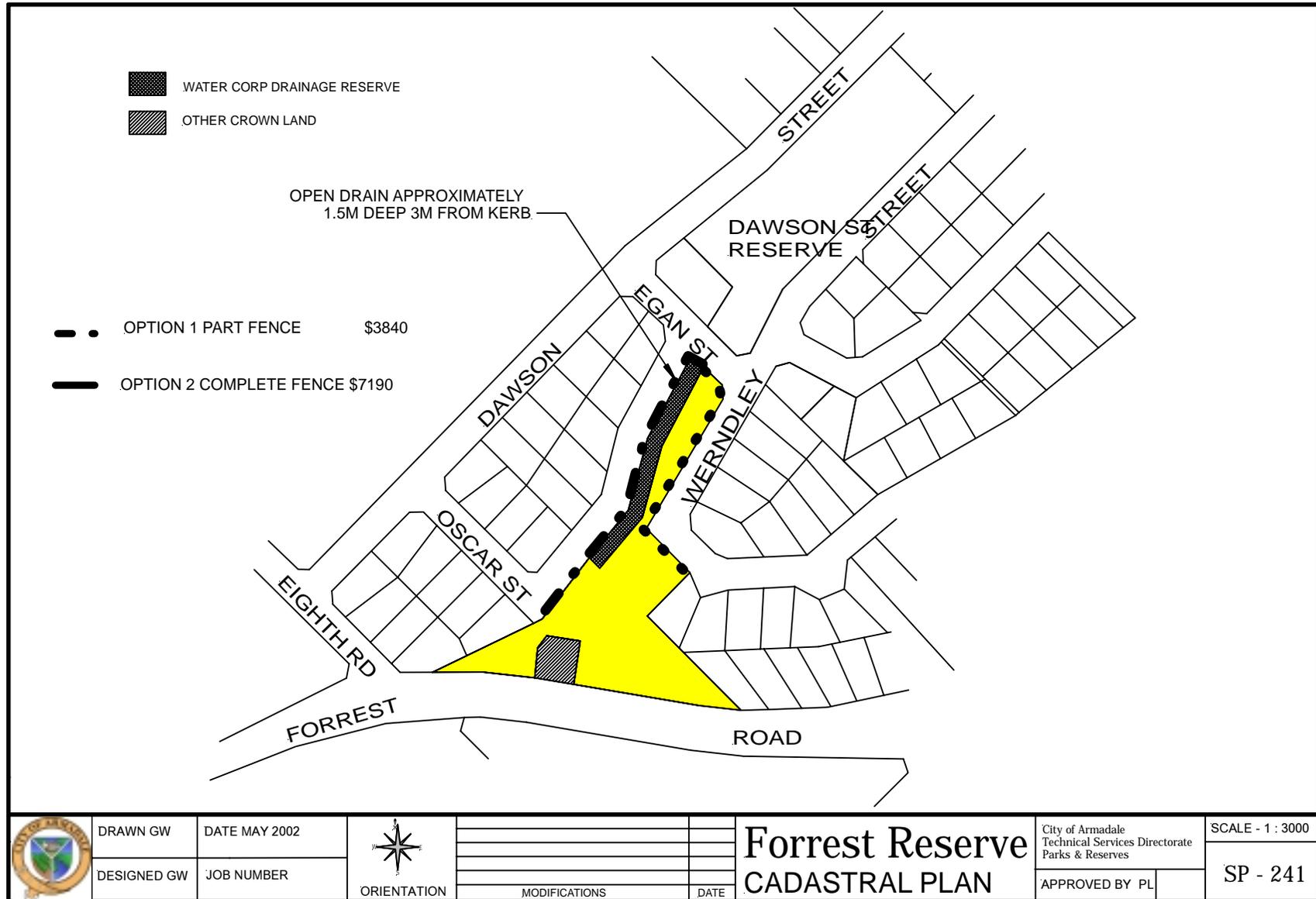
Council Officers continue to monitor and rectify any damage caused by unauthorised vehicular activity. It is recommended that the City not fence Forrest Reserve due to the existing priority of funding. As part of the next review of the Five Year Works Programme, the City give due consideration to fencing Forrest Reserve. The author of the petition be advised of Council's decision.

T56/02 RECOMMEND

That in regards to the petition signed and received from 17 residents of West Armadale requesting bollard fencing at Forrest Reserve:

- 1. Council not fence Forrest Reserve in 2002/03 at this point in time due to the existing priority of funding.**
- 2. As part of the next review of the Five Year Works Programme, the City give due consideration to fencing Forrest Reserve in conjunction with other requested and required projects.**
- 3. The situation with regard to vehicles on the reserve be monitored.**
- 4. The author of the petition be advised of Council's decision.**

MOVED Cr Cumming
MOTION CARRIED (7/0)



DRAWN GW	DATE MAY 2002
DESIGNED GW	JOB NUMBER



MODIFICATIONS		DATE

Forrest Reserve CADASTRAL PLAN

City of Armadale
 Technical Services Directorate
 Parks & Reserves
 APPROVED BY PL

SCALE - 1 : 3000
 SP - 241

SOUTH EAST METROPOLITAN REGIONAL COUNCIL – MINUTES APRIL 2002

WARD All
FILE REF CTE/10
DATE 2 May 2002
REF BS
RESPONSIBLE MTS
MANAGER

In Brief:

- Recommend that the unconfirmed Minutes of the South East Metropolitan Regional Council for April 2002 be noted.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Long Term Strategic Planning
Promote Waste Minimisation

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

Nil.

Consultation

Nil.

BACKGROUND

To ensure that Council is kept informed of the Regional Council's deliberations, Council resolved (T162/01) that the Minutes of these meetings be presented through the Technical Services Committee rather than the Information Bulletin to ensure that relevant items can be discussed.

The April 2002 unconfirmed Minutes of the South East Metropolitan Regional Council (to be confirmed at its Meeting being held on 20 June 2002 at the City of Gosnells) are ***at Attachment "A1" of the Agenda.***

COMMENT

The following reports from the attached unconfirmed Minutes have been identified as being of interest to the City and should be noted:

- 14.1 Appointment of Chief Executive Officer
- 14.2 Financial Report for 31 March 2002
- 14.3 Progress Report on Various Procedural Matters
- 14.4 Establishment Agreement – Deed of Variation
- 14.5 Annual Budget for Year 2002/2003 - Draft

T57/02 RECOMMEND

That the unconfirmed April 2002 Minutes of the South East Metropolitan Regional Council be noted.

MOVED Cr Cominelli
MOTION CARRIED (7/0)

LOT 7 SEVENTH ROAD, ARMADALE - DEDICATION OF ROAD RESERVE

WARD Armadale
FILE REF A50221
DATE 12 April 2002
REF HS
RESPONSIBLE MANAGER MTS

In Brief:

- The developer of Lot 7 Seventh Road, Armadale requires the dedication of a public Right of Way to access a grouped housing development.
- Recommend that the Minister for Lands be requested to dedicate as road reserve, the section of the Right of Way abutting Lot 7 Seventh Road, Armadale as shown on Drawing No. 02-42.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop and integrated transport system including safety aspects.

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Land Administration Act 1997

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

Ongoing maintenance of roadway.

Consultation

Nil.

BACKGROUND

Under the Land Administration Act Council is required to resolve to make a request to the Minister for Lands to dedicate a right of way as a road.

COMMENT

The right of way was created under Section 20A of the Town Planning and Development Act 1928 when Lot 7 was created. The Department of Housing and Works have received Council approval to construct grouped housing on Lot 7 and wish to utilise the Right of Way as access to the development.

A condition of the approval requires that the driveway be constructed to the satisfaction of the Manager Technical Services, this will ensure that the driveway is constructed to Council's standards.

T58/02 RECOMMEND

- 1. That the Minister for Lands be requested to dedicate as road reserve, the section of the Right of Way abutting Lot 7 Seventh Road, Armadale as shown on Drawing No. 02-42 under Section 56 of the Land Administration Act.**

- 2. That if new developments involve the use of a Right of Way that the Development Services Committee consider the need for these Rights of Way to be used for development frontage, to reduce the problem of anti-social behaviour.**

MOVED Cr Stubbs

MOTION CARRIED (7/0)

ADMINISTRATION BUILDING – CAR PARK CAPACITY

WARD Armadale
FILE REF A43725
DATE 8 May 2002
REF SA
RESPONSIBLE MANAGER MTS

In Brief:

- In April 2002 Council requested officers to investigate solution for the overcrowded Administration Building carpark.
- Recommend that Council note the formation of Working Group to consider the parking, walking and cycling requirements in the City Centre.
- Recommend that a further report on parking, walking and cycling requirements in the City Centre be provided to the Technical Services Committee once full investigations are complete.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Continue and create new relationships with government for provision of services.

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

Not yet determined.

Consultation

Inter-Directorate liaison.

BACKGROUND

At its Ordinary Meeting on 2nd April 2002, Council resolved (T34/02) as follows:

1. *That a meeting between the City and Courthouse staff be arranged to discuss the issue of parking within the precinct.*
2. *That a further report be provided to the May Technical Services Committee.*

COMMENT

It is acknowledged that the capacity of the Council Administration Building carpark is of concern. Therefore whilst capacity must be reviewed, it should also be noted there are parking issues to be resolved in other Central Business District locations, namely the southern end of the CBD and the railway station carpark, due to the impending relocation of the railway station. Furthermore, there is also a need to review pedestrian movements in these

areas as well as along South Western Highway, in the vicinity of the proposed Harvey Norman Development and other destinations.

To address the issue of parking, walking and cycling in the CBD, the Executive Director Technical Services has formed a working group, which will consist of a range of Council officers with responsibilities in these areas. The group is charged with coordinating and integrating these matters to form a holistic approach, rather than deal with each item independently.

The Working Group's first meeting, on 16 May 2002, identified a number of key issues. Once consultation with the relevant stakeholders and various tourist destinations, such as History House, Minnowarra Park, Pioneer Village and the Tourist Centre is complete a further report will be provided to Council.

T59/02 RECOMMEND

- 1. That Council note the formation of Working Group to consider the parking, walking and cycling requirements in the City Centre.**
- 2. That a further report on parking, walking and cycling requirements in the City Centre be provided to the Technical Services Committee once full investigations are complete.**

MOVED Cr Zelones
MOTION CARRIED (7/0)

JULL STREET, ARMADALE – PARALLEL PARKING BAYS

WARD Armadale
FILE REF RDJ/6
DATE 10 May 2002
REF SA
RESPONSIBLE MANAGER MTS

In Brief:

- There is an opportunity to create seven new parallel parking bays on Jull Street, between Church Avenue and the crossover into the Administration Centre carpark.
- Recommend that Council approve the creation of seven new parallel parking bays on Jull Street, as illustrated on drawing 02-35.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects

Legislation Implications

Assessment of legislation indicates that the following are applicable:

Local Government Act 1995 – Schedule 9.1, section 2.1

Road Traffic Act 1975 – Section 103

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following are applicable:

Local Law relating to Parking Facilities

Budget/Financial Implications

Estimated \$200 for linemarking of bays and removal of existing signs.

Consultation

Ranger Services.

BACKGROUND

Parking at the City of Armadale Administration centre carpark is at a premium due to a variety of reasons. There is an opportunity to create seven new parallel parking bays on Jull Street, between the entry into the Administration Centre carpark and Church Avenue without compromising the resolution of the more complex issues reported in the previous item. Presently this side of Jull Street is “No Parking”. The road has sufficient width to allow for the introduction of parking. The opposite side of the road has seven existing bays allowing for ½ hour parking. As part of the proposed works, it is also recommended that this time restriction be removed, so that both sides of the road conform. There is then an opportunity for visitors to the courthouse and to the TAFE building to park for longer periods.

Attached is a copy of Drawing No. 02-35, which illustrates the extent of proposed works.

COMMENT

Ranger Services have discussed the matter with Technical Services and agree that parking can be provided on this side of the road. Traffic flows will not be adversely affected by the introduction of bays. Once created, they should have no time restrictions, making them ideal for visitors to the Courthouse or TAFE, due to their close proximity. As there will be no time restriction, there will be no need to install parking signs.

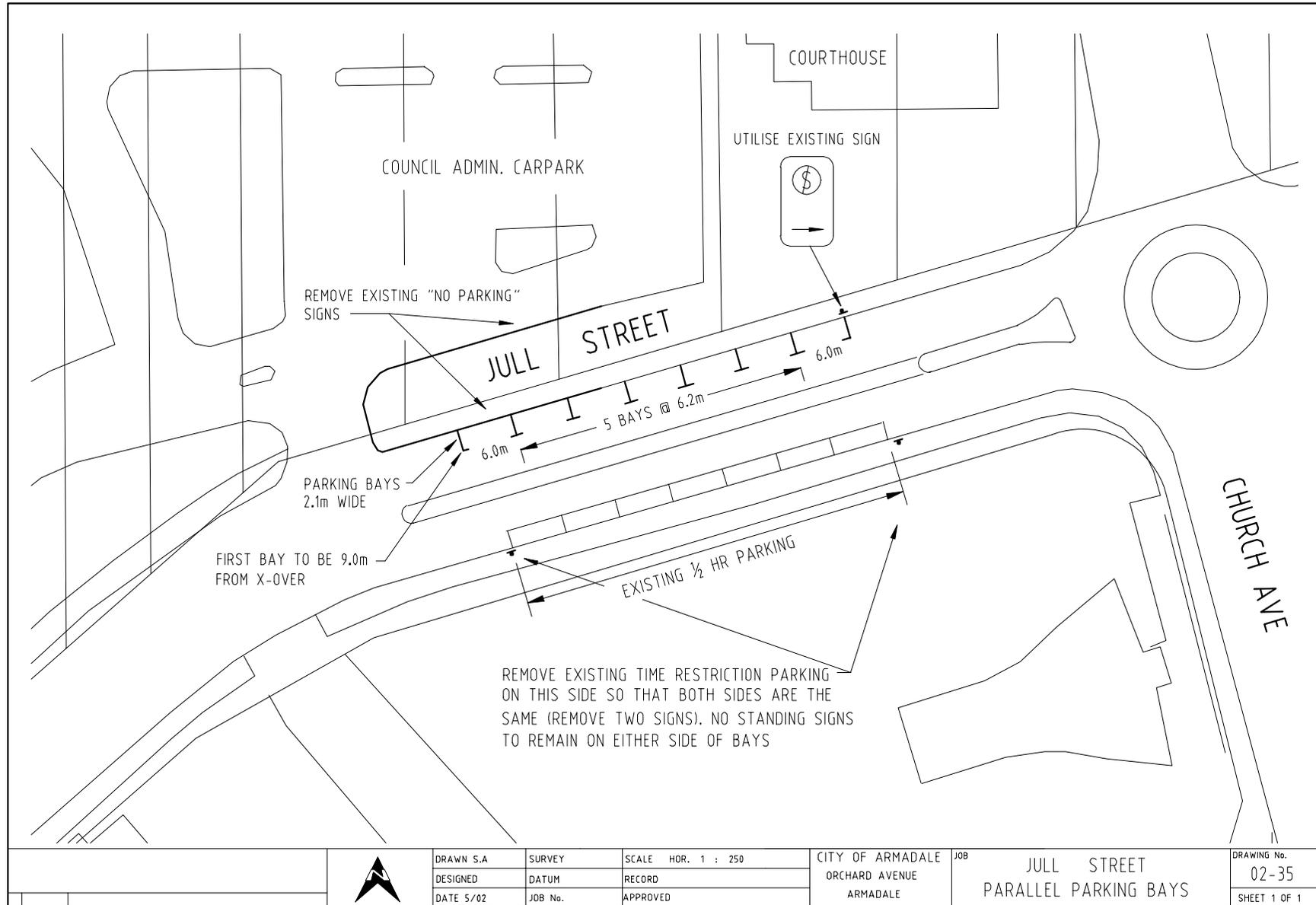
CONCLUSION

The creation of seven bays along this side of Jull Street is a cost effective means of increasing parking in this vicinity. It is recommended therefore that Council approve the minor works at an estimated cost of \$200.00

T60/02 RECOMMEND

That Council approve the creation of the seven new parallel parking bays along Jull Street, as illustrated on Drawing 02-35.

MOVED Cr Reynolds
MOTION CARRIED (7/0)



	DRAWN S.A	SURVEY	SCALE HOR. 1 : 250	CITY OF ARMADALE	JOB JULL STREET PARALLEL PARKING BAYS	DRAWING No. 02-35
	DESIGNED	DATUM	RECORD	ORCHARD AVENUE		SHEET 1 OF 1
	DATE 5/02	JOB No.	APPROVED	ARMADALE		

HARVEY NORMAN – DETAILED DESIGN PLANS

The matter of the new plan for Harvey Norman presented to Council was referred to the Technical Services Committee by Councillor Fletcher.

Councillor Fletcher has provided further information which is *at Attachment “A2” of the Agenda.*

Cr Fletcher advised that as he is now a member of the Working Group that has been formed to consider the proposed streetscaping and landscaping of the Harvey Norman development, he no longer wished to raise this matter with the Committee.

****TENDER NO. 35/01 - SUPPLY OF SAND**

WARD All
FILE REF TEN/35/01
DATE 27 May 2002
REF JC/BC
RESPONSIBLE MTS
MANAGER

In Brief:

- Tender No. 35/01 for the Supply of Sand was recently awarded jointly to Red Sand Suppliers & Earthmoving Contractors and WA Limestone.
- Red Sand Suppliers & Earthmoving Contractors has withdrawn its tender for the supply of brickies and fill sand.
- Recommend acceptance of the tender for brickies and fill sand from WA Limestone who were ranked second in the tender evaluation.

Tabled Items

Annual Cost, Tender Ranking, Letter of withdrawal from Red Sand Suppliers & Earthmoving Contractors.

Officer Interest Declaration

Nil.

Strategic Implications

Corporate Services

To achieve maximum community benefit from effective use of resources (staff, finances and information technology).

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government Act and Tender Regulations.

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following are applicable:

Policy No. 2.1.54: Tendering and Purchasing Policy.

Budget/Financial Implications

Total current budget allocation Within construction and maintenance project costs.

Estimated contract management/supervision costs \$N/A

Consultation

Nil

BACKGROUND

Tender 35/01 called for the supply of reinstatement, brickies and fill sands. The reinstatement sand was awarded to W A Limestone and the brickies and fill sand were awarded to Red Sand Supplies and Earthmoving Contractors in accordance to their submitted price and tender documentation.

The recommendation for acceptance of their tender was approved by Council in its Meeting of 5 March 2002 (T23/02).

After sending the letters to the successful companies, Red Sand Supplies and Earthmoving Contractors replied with a letter to Council requesting the acceptance of their tender for the

supply of brickies sand only. The company have stated that they purchase their fill sand off of another company who has since raised it's prices for the fill sand.

Under the terms of the tender documentation, Red Sand Supplies and Earthmoving Contractors are not entitled to withdraw their tender and can only withdraw with approval by Council. Council has already accepted Red Sand Supplies and Earthmoving Contractors tender (Resolution T23/02), thus accepting their offer and forming a contract.

As Red Sand Supplies and Earthmoving Contractors have been a regular supplier of the City of Armadale in the past and have provided excellent service, Red Sand Supplies and Earthmoving Contractors were offered two options. Option one, to accept both brickies sand and fill sand schedules as originally recommended or option two, to withdraw their tender completely. A written notification of the withdrawal of the submitted tender from Red Sand Supplies and Earthmoving Contractors was received on 3 April 2002.

Forcing the company into fulfilling the contract may not be an acceptable situation for operational staff who rely on sand being delivered on time when ordered.

Three options exist. Firstly, Council could take action against Red Sand Supplies and Earthmoving Contractors for breach of contract, which could incur a financial risk if unsuccessful. Secondly, the tender can be re-tendered which will cost Council additional funds for administration and advertising. Thirdly, Council can rescind its previous motion and award the tender to the next lowest tenderer, which is the recommended option.

Therefore, it is recommended that Council rescind its previous motion (Resolution T23/02) and award the contract to the second lowest tenderer, W A Limestone.

ANNUAL COST

The approximate cost for the two years period of the contract after the withdrawal of Red Sand Supplies and Earthmoving Contractors is as follows:

Table 1 : Annual Cost

Tenderer	Estimated Tendered Cost (Quantity estimated for 2 year period)	
	Fill Sand 7500 m ³	Brickies Sand 420 m ³
Goad Resources Pty Ltd	\$74,250	\$6006
CSR Readymix	\$82,500	N/A
WA Limestone	\$62,775	\$4,586
Red Sand Supplies & Earthmoving Contractors.	\$49,500	\$4,389
Price from WA Limestone compared to Red Sand Suppliers.	\$13,275 higher	\$197 higher

Note: Shaded tendered prices have been withdrawn.

Due to the small amount of brickies sand required over the two years, it is beneficial to Council to award both brickies and fill sand to one supplier for operational convenience.

TENDER RANKINGS

The new tender rankings for brickies and fill sand resulting from the application of the selection criteria are as follows:

Table 2 : Tender Ranking

Tenderer	Ranking
WA Limestone	1
Goad Resources Pty Ltd	2
CSR Readymix	3

The detailed tender assessment summary is available if required.

CONCLUSION

As Red Sand Supplies and Earthmoving Contractors have withdrawn their tender, it is recommended to accept the tender from WA Limestone for the supply of brickies and fill sand. WA Limestone has already been awarded the Contract for the supply of Reinstatement Sand.

T61/02 RECOMMEND

That for Tender No. 35/01 for the Supply of Sand:

- 1. Council rescind its previous motion (Resolution T23/02).**
- 2. Council accept the tender of WA Limestone for the supply of brickies and fill sand at the tendered prices for the period 1 March 2002 to 29 February 2004.**

****ABSOLUTE MAJORITY REQUIRED**

*MOVED Cr Munn
MOTION CARRIED (7/0)*

Cr Reynolds left the meeting at 8.22pm.

DETAILS OF PROPOSAL

The tender involves the supply of reticulation parts for a period of one year to different construction and maintenance projects within the City.

Table 1 : New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 June 2002
Expiry Date	31 May 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows.

Table 2: Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	10%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	10%
3.	Understanding of requirement	10%
4.	Tendered Price/s	70%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from Total Eden and Hugall & Hoile.

EXPECTED ANNUAL COST

Expected annual cost for the supply of reticulation parts is to be in the range of \$15,000 to \$25,000 depending on the City's construction projects and maintenance operations.

TENDER EVALUATION

The participating tenderers have experience working with local government, are reliable suppliers and have wide experience working with local government contracts. The result of the evaluation of the tenders has showed that the tender from Total Eden is the most advantageous to council interests.

The evaluation of the overall price from both companies has been calculated based on approximate quantities of annual supplies.

The overall evaluation of submitted prices of different types of reticulation parts is detailed below.

Table 3: Prices Evaluation

Description of Goods	Estimated Annual Cost	
	Total Eden	Hugall & Hoile
Different Reticulation Parts as per approximate Council annual usage.	\$14,333	\$15,075

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 4: Tender Ranking

Tenderer	Ranking
Total Eden	1
Hugall & Hoile	2

The detailed tender assessment summary is available if required.

CONCLUSION

It is recommended that the tender be awarded to Total Eden who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T62/02 RECOMMEND

That with Tender No. 3/02, Tender for the supply of Reticulation Parts, Council accept the tender of Total Eden for the period from 1 June 2002 to 31 May 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Zelones
MOTION CARRIED (6/0)

TENDER NO. 4/02 - SUPPLY OF CONCRETE PRODUCTS

WARD All
FILE REF TEN/4/02
DATE 20 May 2002
REF JC / GE
RESPONSIBLE MTS
MANAGER

In Brief:

- Tender No. 4/02 was recently called for the Supply of Concrete Products.
- Six tenders were received by the specified closing time.
- The tender from CSR Wembley Cement has been assessed as being the most advantageous to Council.
- Recommend acceptance of this tender.

Tabled Items

Tender documents; tenders received; summary of tender assessment.

Officer Interest Declaration

Nil.

Strategic Implications

Corporate Services

To achieve maximum community benefit from effective use of resources (staff, finances and information technology).

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government Act and Tender Regulations.

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following are applicable:

Policy No. 2.1.54 - Tendering and Purchasing Policy.

Budget/Financial Implications

Total current budget allocation	Within construction and maintenance project costs.
Estimated contract management/supervision costs	\$N/A

Consultation

Nil.

BACKGROUND

During the course of construction and maintenance operations for roadworks there is a need to have different types of concrete products used in stormwater drainage installations, supplied to the work sites, to achieve completion of the works to the approved design and specifications. As the value of the supplied service will exceed \$50,000 per annum a tender to conform to the Local Government Act and Council's Purchasing Policy is required.

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1: Existing Contract Information

Current Contractors	CSR Limited
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of different drainage concrete products such as side entry gullies, manholes covers, grated covers and liners to be used in different projects within the City operations.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2: New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows:

Table 3: Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	15%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	15%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from Georgiou Group Pty, CSR Wembley Cement, Added tech Steel Pressing Company, Rocla Pipeline products, Reinforced Pipes Pty ltd (RCP) and Icon Industries (WA) Pty ltd.

Details of tenders received are as follows:

Table 4: Tenders Received

Tendered Price per Unit	Current Prices	Georgiou	Icon	Rocla	RCP	CSR
Manhole Covers						
1050mm x 1050mm x 150mm	\$73.00	\$98.00	\$94.60	\$97.35	\$93.55	\$75.00
1350mm x 1350mm x 150mm	\$107.50	\$156.00	\$132.00	\$144.38	\$130.51	\$110.00
Grated Covers						
1050mm x 1050mm x 150mm	\$179.00	N/C	\$233.20	\$264.00	\$254.10	\$184.00
1350mm x 1350mm x 150mm.	\$179.00	\$275.88	\$264.00	\$365.20	\$315.31	\$222.00
Side Entry Gullies						
1600mm x 1350mm x 210mm	\$155.00	N/C	\$81.40	\$269.50	\$569.87	\$160.00
615mm x 1000mm x 50mm galvanised concrete lid	\$121.00	\$178.20	\$136.40	\$152.46	\$254.77	\$125.00
815 mm x 1290mm x180mm reinforced concrete frame with galvanised angle bar cast in.	\$75.00	N/C	\$181.50	\$96.25	\$132.18	\$77.00
Well Liners						
940 mm Liners	\$141.63	\$124.75	\$163.90	\$158.84	\$149.56	\$131.00
1050mm Liners	\$179.95	\$171.40	\$189.20	\$171.60	\$172.66	\$156.00
1200mm Liners	\$209.00	\$207.90	\$239.80	\$217.80	\$221.76.	\$180.00

TENDER EVALUATION

Evaluation of tenderers shows that the tenderers have been involved in the construction industry for a number of years and have experience supplying concrete products. According to the selection criteria and tender documents however, a non-conformance (N/C) has been found for Added Tech Steel Pressing Company because the prices they have submitted are for different products to those specified in the tender documents. A partial non-conformance has also been found for Giorgio Group Pty Ltd because some prices they have submitted are for products of different sizes to those included in the tender documents.

The overall tender evaluation for all the different types of concrete products shows that the price from CSR Wembley Cement is the most advantageous to Council interests.

EXPECTED ANNUAL COST

Expected annual cost for the supply of concrete products is \$110,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 5 : Tender Ranking

Tenderer	Ranking
CSR Wembley Cement	1
Rocla Pipeline Products, Reinforced Concrete Pipes Pty Ltd.	2
Icon Industries (WA) Pty Ltd.	3
Georgiou Group Pty.	4
Reinforced Concrete Pipes Pty Ltd and (RCP).	5

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to CSR Wembley Cement who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T63/02 RECOMMEND

That with Tender No. 4/02, Tender for the Supply of Concrete Products, Council accept the tender of CSR Wembley Cement, for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Munn

MOTION CARRIED (6/0)

Cr Reynolds returned to the meeting at 8.25pm.

TENDER NO. 5/02 - SUPPLY OF EXTRUDED KERBING

WARD All
FILE REF TEN/5/02
DATE 20 May 2002
REF JC / GE
RESPONSIBLE MTS
MANAGER

In Brief:

- Tender No. 5/02 was recently called for the Supply of Extruded Kerbing.
- Four tenders were received by the specified closing time.
- The tender from Comkerb has been assessed as being the most advantageous to Council.
- Recommend acceptance of this tender.

Tabled Items

Tender documents; tenders received; summary of tender assessment.

Officer Interest Declaration

Nil.

Strategic Implications

Corporate Services

To achieve maximum community benefit from effective use of resources (staff, finances and information technology).

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government Act and Tender Regulations.

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following are applicable:

Policy No. 2.1.54: Tendering and Purchasing Policy.

Budget/Financial Implications

Total current budget allocation	Within construction and maintenance project costs.
Estimated contract management/supervision costs	\$N/A

Consultation

Nil

BACKGROUND

During the course of construction and maintenance operations for roadworks, there is a need to have supplied and laid extruded kerbing to achieve completion of the works to the approved design and specifications. As the value of the supplied service will exceed \$50,000 per annum, a tender to conform to the Local Government Act and Council's Purchasing Policy is required.

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1: Existing Contract Information

Current Contractor	Comkerb
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply and lay of extruded kerbing to different projects within the City operations.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2: New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows:

Table 3: Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	20%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	20%
4.	Tendered Price/s	40%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from WA Kerbing, Works Statewide Kerbing, Comkerb and Kerb Qic & Company.

Details of the tenders received are as follows:

Table 4 : Tenders Received

Tendered prices (\$) per metre	Current Prices	WA Kerbing	Works Statewide	Comkerb	Kerb Qic
Schedule A- Prepare, supply and lay extruded kerbing					
Mountable kerb					
Under 20m	\$20.00	\$28.00	\$26.40	\$29.70	\$28.50
21-150	\$7.95	\$15.20	\$11.95	\$9.30	\$17.60
151-750	\$5.95	\$11.30	\$8.70	\$6.83	\$10.95
Over 750m	\$5.75	\$11.00	\$8.25	\$6.21	\$9.00
Barrier Type 1					
Under 20m	\$20.00	\$28.00	\$29.70	\$29.70	\$28.50
21-150	\$7.95	\$15.60	\$12.45	\$9.90	\$18.50
151-750	\$5.95	\$11.80	\$9.45	\$7.57	\$11.90
Over 750m	\$5.75	\$11.60	\$8.95	\$6.88	\$10.00
Barrier Type 2					
Under 20m	\$20.00	\$28.00	\$27.50	\$29.70	\$28.50
21-150	\$7.95	\$15.10	\$12.00	\$8.97	\$18.30
151-750	\$5.95	\$11.20	\$8.75	\$6.73	\$15.60
Over 750m	\$5.75	\$10.80	\$8.35	\$6.12	\$9.20
Semi-mountable Type 1					
Under 20m	\$20.00	\$28.00	\$29.50	\$29.70	\$28.50
21-150	\$7.95	\$15.60	\$12.70	\$10.23	\$19.20
151-750	\$5.95	\$11.80	\$9.95	\$8.06	\$11.90
Over 750m	\$5.75	\$11.60	\$9.35	\$7.33	\$10.00
Semi-mountable Type 2					
Under 20m	\$20.00	\$28.00	\$38.00	\$29.70	\$30.50
21-150	\$7.95	\$16.80	\$21.00	\$14.11	\$22.00
151-750	\$5.95	\$13.55	\$17.00	\$11.44	\$15.00
Over 750m	\$5.75	\$13.40	\$16.50	\$11.44	\$13.00
Flush kerb					
Under 20m	-	-	-	-	-
21-150	\$18.42	\$29.50	\$22.00	\$13.08	\$24.75
151-750	\$18.42	\$27.50	\$20.00	\$7.96	\$22.30
Over 750m	\$18.42	\$25.00	\$18.70	\$7.25	\$20.35
Schedule B –Other Items					
Hand Make ups	\$8.50	\$6.00	\$9.00	\$8.50	\$11.00
Return to driveways	\$9.50	\$6.00	\$22.00	\$9.50	\$11.00
Pram ramps	\$80.00	\$175.00	\$165.00	\$100.00	\$155.00
Island ends	\$20.00	\$30.00	\$30.00	\$25.00	\$28.00
Transitions	\$9.50	\$6.00	\$11.00	\$9.50	\$11.00

TENDER EVALUATION

Evaluation of tenderers shows that the tenderers have been involved in the construction industry for a number of years and have experience with local governments contracts. The overall evaluation resulting from applying the selection criteria has proved that the tender from Comkerb is the most advantageous to Council interests.

EXPECTED ANNUAL COST

Expected annual cost for the supply of extruded kerbing is \$160,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 5-Tender Ranking

Tenderer	Ranking
Comkerb	1
WA Kerbing	2
Kerb Qic	3
Works Statewide	4

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to Comkerb who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T64/02 RECOMMEND

That with Tender No. 5/02, Tender for the Supply of Extruded Kerbing, Council accept the tender of Comkerb for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Cumming
MOTION CARRIED (7/0)

TENDER NO. 6/02 - SUPPLY OF DRAINAGE PIPES

WARD ALL
FILE REF TEN/6/02
DATE 20 May 2002
REF JC
RESPONSIBLE MANAGER MTS

In Brief:

- Tender No. 6/02 was recently called for the Supply of Drainage Pipes.
- Three tenders were received by the specified closing time.
- The tender from Rocla Pipeline Products has been assessed as being the most advantageous to Council.
- Recommend acceptance of this tender.

Tabled Items

Tender documents; tenders received; summary of tender assessment.

Officer Interest Declaration

Nil.

Strategic Implications

Corporate Services

To achieve maximum community benefit from effective use of resources (staff, finances and information technology).

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government Act and Tender Regulations.

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following are applicable:

Policy No. 2.1.54: Tendering and Purchasing Policy.

Budget/Financial Implications

Total current budget allocation	Within construction and maintenance project costs.
Estimated contract management/supervision costs	\$N/A

Consultation

Nil

BACKGROUND

During the course of construction and maintenance operations for roadworks, there is a need to have different types of drainage pipes used in stormwater drainage installations supplied to the work sites of the City operations to achieve completion of the works to the approved design and specifications. As the value of the supplied service will exceed \$50,000 per annum a tender to conform to the Local Government Act and Council's Purchasing Policy is required.

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1: Existing Contract Information

Current Contractor	Rocla Pipeline Products
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of different types of drainage concrete pipes to be used in different projects within the City operations.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2: New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows.

Table 3: Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	15%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	15%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from Rocla Pipeline Products, Reinforced Concrete Pipes Pty Ltd (RCP) and CSR Readymix.

Details of tenders received are as follows:

Table 4: Tenders Received

Cost Per Metre Delivered	Current Prices	Rocla	RCP	CSR
Slotted Pipes (Subsoil) Class 2				
225mm	\$26.52	\$22.61	N/A	N/A
300mm	\$26.52	\$24.40	\$31.51	N/A
275mm	\$32.11	\$29.77	\$38.51	N/A
450mm	\$42.23	\$40.72	\$51.48	N/A
Rubber Ring joint or equivalent Class 2				
225mm	\$14.30	\$14.91	N/A	\$17.49
300mm	\$14.85	\$16.70	\$17.65	\$17.49
375mm	\$19.80	\$22.07	\$23.49	\$23.27
450mm	\$29.70	\$33.02	\$35.31	\$34.98
525mm	\$35.75	\$40.14	\$42.53	\$42.13
600mm	\$44.00	\$49.36	\$52.33	\$51.87
675mm	\$60.50	\$68.92	\$81.40	\$76.51
750mm	\$66.00	\$72.53	\$77.24	\$76.51
900mm	\$90.20	\$98.70	\$107.34	\$106.37
1050mm	\$105.60	\$117.91	\$125.59	\$124.47
1200mm	\$138.60	\$152.60	\$160.19	\$162.80
1350mm	\$418.00	\$449.30	N/A	\$468.60
1500mm	\$506.00	\$546.85	\$637.56	\$589.60
1650mm	\$605.00	\$646.06	N/A	\$698.50
1800mm	\$704.00	\$755.08	\$787.70	\$818.40
Rubber Ring joint or equivalent Class 3				
225mm	\$17.16	\$19.94	N/A	\$21.01
300mm	\$17.82	\$19.81	\$21.18	\$21.01
375mm	\$23.76	\$23.89	\$25.85	\$25.63
450mm	\$35.64	\$39.23	\$42.38	\$31.02
525mm	\$42.90	\$47.71	\$51.05	\$50.55
600mm	\$52.80	\$59.03	\$62.79	\$62.22
675mm	\$78.65	\$82.08	\$97.82	\$91.85
750mm	\$85.80	\$86.41	\$92.69	\$91.85
900mm	\$121.00	\$123.19	\$134.18	\$132.94
1050mm	\$148.50	\$147.60	\$157.05	\$155.16
1200mm	\$198.00	\$191.10	\$206.14	\$204.16
1350mm	\$539.00	\$581.17	N/A	\$622.60
1500mm	\$660.00	\$706.65	\$823.51	\$742.50
1650mm	\$770.00	\$835.74	N/A	\$891.00
1800mm	\$913.00	\$976.31	\$899.51	\$1045.00

TENDER EVALUATION

Evaluation of tenderers shows that the tenderers have been involved in the construction industry for a number of years and have experience with local government contracts.

The result of the evaluation after applying the selection criteria shows that the tender from Rocla Pipeline Products is the most advantageous to Council interests.

EXPECTED ANNUAL COST

Expected annual cost for the supply of drainage pipes is \$170,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

TENDER RANKING

Tenderer	Ranking
Rocla Pipeline Products	1
CSR Readymix	2
Reinforced Concrete Pipes (RCP)	3

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to Rocla Pipeline Products who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T65/02 RECOMMEND

That with Tender No. 6/02, Tender for the Supply of Concrete Pipes, Council accepts the tender of Rocla Pipeline Products, for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Munn

MOTION CARRIED (7/0)

TENDER NO. 7/02 - SUPPLY OF LIMESTONE RUBBLE

WARD All
FILE REF TEN/7/02
DATE 20 May 2002
REF JC
RESPONSIBLE MTS
MANAGER

In Brief:

- Tender No. 7/02 was recently called for the Supply of Limestone Rubble.
- Three tenders were received by the specified closing time.
- The tender from CSR Readymix has been assessed as being the most advantageous to Council.
- Recommend acceptance of this tender.

Tabled Items

Tender documents; tenders received; summary of tender assessment.

Officer Interest Declaration

Nil.

Strategic Implications

Corporate Services

To achieve maximum community benefit from effective use of resources (staff, finances and information technology).

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government Act and Tender Regulations.

Council Policy/Local Law Implications

Assessment of legislation indicates that the following regulations apply:

Policy No. 2.1.54: Tendering and Purchasing Policy.

Budget/Financial Implications

Total current budget allocation	Within construction and maintenance project costs.
Estimated contract management/supervision costs	\$N/A

Consultation

Nil.

BACKGROUND

During the course of construction and maintenance operations for roadworks, there is a need to have limestone rubble supplied to the work sites of the City operations to achieve completion of the works to the approved schedule and specifications. As the value of the supplied service will exceed \$50,000 per annum a tender to conform to the Local Government Act and Council's Purchasing Policy is required.

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1 : Existing Contract Information

Current Contractor	WA Limestone
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of limestone rubble to be used in different roadwork's projects within the City operations.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2: New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows.

Table 3: Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	15%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	15%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from Roadstone Quarries Pty Ltd, WA Limestone and CSR Readymix.

Details of tenders received are as follows:

Table 4: Tenders Received

Tenderer	Tender Prices (\$) per Tonne			
	Delivered To Armadale	Delivered To Kelmscott	Delivered To Roleystone	Supplied & Loaded into Council Vehicles
Current Prices	\$6.77	\$6.77	\$7.40	\$3.30
Roadstone	\$7.80	\$8.50	\$9.20	\$3.70
WA Limestone	\$7.37	\$8.28	\$8.95	\$3.85
CSR Readymix	\$6.47	\$6.12	\$7.32	\$4.07

TENDER EVALUATION

Evaluation of tenderers shows that the tenderers have been involved in the construction industry for a number of years and have experience with local government contracts in the production and delivery of limestone rubble material.

The results of the evaluation after the application of the selection criteria has showed that the tender from CSR Readymix is the most advantageous to Council interests.

EXPECTED ANNUAL COST

Expected annual cost for the supply of limestone rubble is \$140,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 5 : Tender Ranking

Tenderer	Ranking
CSR Readymix	1
WA Limestone	2
Roadstone Quarries Pty Ltd	3

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to CSR Readymix who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T66/02 RECOMMEND

That with Tender No. 7/02, Tender for the Supply of Limestone Rubble, Council accepts the tender of CSR Readymix, for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Reynolds
MOTION CARRIED (7/0)

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1 : Existing Contract Information

Current Contractor	Pioneer Concrete (WA) Pty Ltd
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of mineral aggregates to be used in different roadwork's projects within the City operations.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2: New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows:

Table 3: Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	15%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	15%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from WA Blue Metal, CSR Readymix, BGC Quarries, Boral Quarries and Pioneer Construction Materials.

Details of tenders received are as follows:

Table 4 : Tenders Received

Price per Tonne	Current Prices	WA Blue Metal	CSR Readymix	BGC Quarries	Boral Quarries	Pioneer Materials
14mm Calibrated granite						
Supplied and loaded at quarry	\$17.60	\$18.70	\$23.11	\$19.80	\$25.35	\$16.94
Supplied & Delivered to						
Armadale	\$20.80	\$21.50	\$25.51	\$26.62	\$23.65	\$19.66
Kelmscott	\$20.80	\$21.90	\$25.16	\$25.96	\$23.65	\$19.66
Roleystone	\$21.60	\$22.65	\$26.36	\$27.72	\$23.98	\$20.24
7mm Granite						
Supplied and loaded at quarry	\$17.60	\$18.70	\$23.11	\$20.68	\$19.80	\$16.94
Supplied & Delivered to						
Armadale	\$20.55	\$21.50	\$25.51	\$27.50	\$23.10	\$19.66
Kelmscott	\$20.55	\$21.90	\$25.16	\$26.84	\$23.10	\$19.66
Roleystone	\$21.35	\$22.65	\$26.36	\$28.60	\$23.43	\$20.24
10mm Granite						
Supplied and loaded at quarry	\$17.35	\$17.60	\$24.37	\$20.24	\$20.35	\$16.94
Supplied & Delivered to						
Armadale	\$20.55	\$20.40	\$26.77	\$27.06	\$23.65	\$19.66
Kelmscott	\$20.55	\$20.80	\$26.43	\$26.40	\$23.65	\$19.66
Roleystone	\$21.35	\$21.55	\$27.62	\$28.16	\$23.98	\$20.24
14mm Granite						
Supplied and loaded at quarry	\$17.35	\$16.50	\$23.11	\$19.58	\$19.80	\$16.94
Supplied & Delivered to						
Armadale	\$20.55	\$19.30	\$25.51	\$26.40	\$23.10	\$19.66
Kelmscott	\$20.55	\$19.70	\$25.16	\$25.96	\$23.10	\$19.66
Roleystone	\$21.35	\$20.45	\$26.36	\$27.50	\$23.43	\$20.24

TENDER EVALUATION

Evaluation of tenderers shows that the tenderers have been involved in the construction industry for a number of years and have experience with local government contracts in the production and delivery of mineral aggregate materials.

The results of the evaluation after the application of the selection criteria has showed that the tender from Pioneer Construction Materials is the most advantageous to council interests.

EXPECTED ANNUAL COST

Expected annual cost for the supply of mineral aggregate is \$52,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 5 : Tender Ranking

Tenderer	Ranking
Pioneer Construction Materials	1
WA Blue Metal	2
Boral Quarries	3
CSR Readymix	4
BGC Quarries	5

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to Pioneer Construction Materials who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T67/02 RECOMMEND

That with Tender No. 8/02, Tender for the Supply of Mineral Aggregates, Council accept the tender of Pioneer Construction Materials, for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Munn
MOTION CARRIED (7/0)

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1: Existing Contract Information

Current Contractor	CSR Readymix and Vinci & Sons Pty Ltd
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of road foundation material to be used in different roadworks projects within the City operations.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2: New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows:

Table 3: Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	15%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	15%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from Vinci & Sons, CSR Readymix, Boral Quarries and Pioneer Construction Materials Pty Ltd.

Details of tenders received are as follows:

Table 4: Tenders Received

Price per Tonne	Current Prices	Vinci & Sons	CSR Readymix	Boral	Pioneer
Rock Base					
Supplied & loaded at quarry	\$7.15	-	\$7.15	\$5.78	\$5.60
Supplied & Delivered to					
Armadale	\$9.95	-	\$9.55	\$9.08	\$8.69
Kelmscott	\$9.50	-	\$9.20	\$9.08	\$8.69
Roleystone	\$10.00	-	\$10.40	\$9.41	\$8.91
Rock Base (Pugmilled)					
Supplied & loaded at quarry	\$7.15	-	\$7.37	\$5.78	-
Supplied & Delivered to					
Armadale	\$9.95	-	\$9.77	\$9.08	-
Kelmscott	\$9.50	-	\$11.25	\$9.08	-
Roleystone	\$10.00	-	\$10.62	\$9.08	-
Gravel					
Supplied & loaded at quarry	-	-	-	-	-
Supplied & Delivered to					
Armadale	\$13.00	\$14.80	-	-	-
Kelmscott	\$12.50	\$14.30	-	-	-
Roleystone	\$11.80	\$13.80	-	-	-

Note: Pioneer Construction Materials does not supply all rock base materials as specified in the Tender Form.

TENDER EVALUATION

Evaluation of tenderers shows that the tenderers have been involved in the construction industry for a number of years and have experience with local government contracts in the production and delivery of gravel and rock base materials.

As not all the tenderers are specialised in producing the same types of material used in road construction as specified in the request for tender, the tenderers have been evaluated according to two types of road foundation materials such as gravel and rock base.

After the application of the selection criteria, the results of the evaluation has showed that the tenders from Vinci & Sons for the supply of gravel and Boral Quarries for the supply of all rock base materials are the most advantageous to council interests.

EXPECTED ANNUAL COST

Expected annual cost for the supply of rock base is \$166,000 and for gravel is \$54,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows.

Table 5 : Tender Ranking

Tenderer	To Supply	Ranking
Vinci & Sons	Gravel	1
Boral Quarries	Rock Base	1
CSR Readymix	Rock Base	2
Pioneer Construction Materials Pty Ltd	Rock Base	3

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to Vinci & Sons for the supply of gravel and Boral Quarries for the supply of rock base materials who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T68/02 RECOMMEND

- 1. That with Tender No. 9/02, Tender for the Supply of Road Foundation materials, Council accept the tender of Vinci & Sons for the supply of gravel and Boral Quarries for the supply of rock base materials, for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.**
- 2. That the Executive Director Technical Services request the successful tenderers to observe safe driving practices when travelling throughout the municipality.**

MOVED Cr Cumming
MOTION CARRIED (7/0)

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1 : Existing Contract Information

Current Contractor	Pioneer Road Services Pty Ltd
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of milling/planning and replacement of pavement with hot asphalt service for the repairs of small areas of asphalt in roads within the City limits.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2 : New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows.

Table 3 : Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	15%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	15%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from Hot Mix, CSR Emoleum, Absolute Asphalt, Roads 2000 and Pioneer Road Services (Withdrawn - See Evaluation notes below).

Details of tenders received are as follows:

Table 4 : Tenders Received

Price per square metre	Current Prices	Hot Mix	CSR Emoleum	Absolute Asphalt	Roads 2000
Areas 50m² or more					
20 mm Depth					
5mm mix granite	\$19.94	\$22.95	\$64.50	\$69.00	\$24.21
7mm mix granite	\$19.84	\$22.95	\$64.50	\$69.00	\$24.21
25mm Depth					
5mm mix granite	\$21.11	\$23.95	\$66.70	\$70.00	\$24.76
7mm mix granite	\$21.00	\$23.95	\$66.70	\$70.00	\$24.76
30mm Depth					
5mm mix granite	\$22.25	\$26.95	\$68.90	\$71.00	\$25.94
7mm mix granite	\$22.11	\$26.95	\$68.90	\$71.00	\$25.94
Areas less than 50m²					
20 mm Depth					
5mm mix granite	\$35.18	\$29.95	\$117.60	\$97.00	\$33.20
7mm mix granite	\$35.09	\$29.95	\$117.60	\$97.00	\$33.20
25mm Depth					
5mm mix granite	\$35.63	\$31.95	\$120.80	\$98.00	\$34.30
7mm mix granite	\$35.51	\$31.95	\$120.80	\$98.00	\$34.30
30mm Depth					
5mm mix granite	\$36.26	\$33.95	\$124.00	\$99.00	\$35.40
7mm mix granite	\$36.12	\$33.95	\$124.00	\$99.00	\$35.40

TENDER EVALUATION

Five tenders were received by the closing and public opening date. A notice of withdrawal of the submitted tender from Pioneer Road Services was received after the closing date and according to them it was due to significant items in the specification being overlooked and making their tender price abnormally low and unsustainable.

Evaluation of the rest of tenderers shows that the tenderers have been involved in the construction industry for a number of years and have experience with local government contracts.

The result of the evaluation of the tenders has showed that the tender from Hot Mix is the most advantageous to council interests.

EXPECTED ANNUAL COST

The annual cost for the provision of pavements with hot asphalt surfacing is expected to be in the range of \$45,000 to \$60,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 5 : Tender Ranking

Tenderer	Ranking
Hot Mix	1
Roads 2000	2
Absolute Asphalt	3
CSR Emoleum	4

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to Hot Mix who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T69/02 RECOMMEND

That with Tender No. 11/02, Tender for the Provision of Reinstatement of Pavement with Hot Asphalt Surfacing, Council accept the tender of Hot Mix, Asphalt for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Reynolds
MOTION CARRIED (7/0)

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1 : Existing Contract Information

Current Contractor	Pioneer Road Services Pty Ltd
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of sprayed bitumen to be used in roadwork's operations within the City limits.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2 : New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows:

Table 3 : Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	20%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	10%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from RnR Contracting Pty Ltd, Bitumen Emulsions, Pioneer Road Services and Boral Asphalt.

The tenders from RnR Contracting Pty Ltd and Bitumen Emulsions were not evaluated because they did not conform the tender documents. (See tender evaluation below).

Details of tenders received are as follows:

Table 4: Tenders Received

Price per Litre	Current Prices	Pioneer Road Services	Boral Asphalt
Emulsion CRS 170			
5500-8000	\$0.638	\$0.601	\$0.630
8001-10000	\$0.558	\$0.646	\$0.600
10001-13000	\$0.522	\$0.694	\$0.590
Over 13000	\$0.489	\$0.805	\$0.570
Cutback primer			
5500-8000	\$0.714	\$0.621	\$0.710
8001-10000	\$0.638	\$0.666	\$0.670
10001-13000	\$0.598	\$0.715	\$0.660
Over 13000	\$0.566	\$0.825	\$0.640
Bitumen Class 170			
5500-8000	\$0.714	\$0.621	\$0.720
8001-10000	\$0.634	\$0.666	\$0.690
10001-13000	\$0.598	\$0.715	\$0.670
Over 13000	\$0.566	\$0.825	\$0.640

TENDER EVALUATION

Evaluation of tenderers shows that the tenderers have been involved in the construction industry for a number of years and have experience with local government. A non-conformance to the Tender documents has been found for RnR Contracting Pty Ltd and Bitumen Emulsions, as they are submitted prices subject to rise and fall as detailed in their submission letter and according to the specified in the Special Conditions of Contract, the contract prices shall be fixed for the period of the Contract.

The evaluation of the prices has been carried out according to Council's major usage of sprayed bitumen. Council trends of usage per job are as follows:

Emulsion CSR: 5,500 - 10,000 litres
Cutback Primer: 5,500 – 13,000 litres
Bitumen Class 170: 5,500 – 13,000 litres

According to the above, the result of the overall application of the selection criteria to the two conforming tenders has showed that the tender from Pioneer Roads Services Pty Ltd is the most advantageous to Council's interest.

EXPECTED ANNUAL COST

Expected annual cost for the supply of sprayed bitumen is \$150,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 5 : Tender Ranking

Tenderer	Ranking
Pioneer Road Services Pty Ltd	1
Boral Asphalt	2
RnR Contracting Pty Ltd	Non-conformance
Bitumen Emulsions	Non-conformance

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to Pioneer Road Services Pty Ltd who have satisfied the selection criteria and are ranked number one in the tender evaluation.

T70/02 RECOMMEND

That with Tender No. 12/02, Tender for Supply of Sprayed Bitumen, Council accept the tender of Pioneer Road Services Pty Ltd for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Cumming
MOTION CARRIED (7/0)

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1: Existing Contract Information

Current Contractors	S & L Traversari Cartage and Cartaway.
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of hired plant (water truck) to be used on road construction (water binding).

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2: New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows:

Table 3 : Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	15%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	15%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from Karl's Bobcat & Truck Hire, PHS Pty Ltd, S Risetto Contracting, Twigs Contracting and All Earth Contracting at the closing time.

Three tenders were received after the closing time from Dalco Earthmoving, Executive Plant Hire and Kwinana Hire and will not be considered in the tender evaluation.

Details of tenders received at the closing time are as follows:

Table 4: Tenders Received

Price per Hour	Current Prices	Karl's Bobcat & Truck Hire	PHS Pty Ltd	S Risetto Contracting	Twig's Contracting	All Earth Contracting
Tank Capacity						
10000 - 15000 litres	\$48.40	\$60.00	\$68.00	\$48.00	\$66.00	\$55.00
Number of Units available at the Tendered price		1	2	1	2	3

TENDER EVALUATION

Depending on the construction industry situation in the state at any one time, a situation can arise where one company can be fully committed and not be able to meet Council's needs, it is therefore considered advantageous to have two suppliers for this hire.

Only three tenderers have the capability to access more than one unit in a normal construction period as showed in the above table. The prices from All Earth Contracting and S Risetto are, however, considered to be the most advantageous to council interests.

EXPECTED ANNUAL COST

Expected annual cost for the supply of hired plant (Water Truck) is \$50,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 5 : Tender Ranking

Tenderer	Ranking
All Earth Contracting	1
S Risetto Contracting	2
PHS Pty Ltd	3
Twig's Contracting	4
Karl's Bobcat Truck Hire	5

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to All Earth Contracting and S Risetto Contracting who have satisfied the selection criteria and are ranked number one and two in the tender evaluation.

T71/02 RECOMMEND

That with Tender No. 13/02, Tender for the Supply of Hired Plant (Water Truck), Council accept the tender of All Earth Contracting and S Risetto Contracting for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Munn

MOTION CARRIED (7/0)

TENDER NO. 14/02 - SUPPLY OF HIRED PLANT (EXCAVATOR)

WARD All
FILE REF TEN/14/02
DATE 20 May 2002
REF JC
RESPONSIBLE MTS
MANAGER

In Brief:

- Tender No. 14/02 was recently called for the Supply of Hired Plant (Excavator).
- Four tenders were received by the specified closing time.
- The tenders from Candy Constructions and PHS Pty Ltd have been assessed as being the most advantageous to Council.
- Recommend acceptance of these tenders.

Tabled Items

Tender documents; tenders received; summary of tender assessment.

Officer Interest Declaration

Nil.

Strategic Implications

Corporate Services

To achieve maximum community benefit from effective use of resources (staff, finances and information technology).

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government Act and Tender Regulations.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws:

Policy No. 2.1.54: Tendering and Purchasing Policy.

Budget/Financial Implications

Total current budget allocation	Within construction and maintenance project costs.
Estimated contract management/supervision costs	\$N/A

Consultation

Nil

BACKGROUND

During the course of construction and maintenance operations for roadworks there is the need to hire additional road construction equipment to achieve completion of the works to the approved design and specifications. As the value of the supplied service will exceed \$50,000 per annum a tender to conform to the Local Government Act and Council's Purchasing Policy is required.

EXISTING CONTRACT INFORMATION

Essential details of the existing contract are as follows:

Table 1: Existing Contract Information

Current Contractors	Brooks Hire Service Pty Ltd, Candy Constructions Pty Ltd and PHS Pty Ltd.
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	1 July 2000
Expiry Date	30 June 2002
Extension Permitted	No
Annual Contract Cost	Within projects
Total Contract Cost	Within projects
Rise And Fall Clause Included	No

DETAILS OF PROPOSAL

The tender involves the supply of hired plant (excavator) to be used on road construction operations.

NEW CONTRACT INFORMATION

Essential details of the new contract are as follows:

Table 2: New Contract Information

Contract Type	Schedule of Rates
Contract Duration	1 year
Commencement Date	1 July 2002
Expiry Date	30 June 2003
Extension Permitted	No
Rise And Fall Included	No

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows.

Table 3: Selection Criteria

ITEM No.	DESCRIPTION	WEIGHTING
1.	Capability/Competence of Tenderer to perform the work required	15%
2.	Experience of Tenderer in supplying similar goods or completing similar projects	20%
3.	Understanding of requirement	15%
4.	Tendered Price/s	50%
	TOTAL	100%

TENDERS RECEIVED

Tenders were received from Kalcon Earthmoving, Conquest Earthworks, PHS Pty Ltd and Candy Constructions Pty Ltd.

Four tenders were received after the closing time from Dalco Earthmoving, Executive Plant Hire, Brooks Hire Service and Kwinana Hire and will not be considered in the tender evaluation.

Details of tenders received are as follows:

Table 4 : Tenders Received

Tenderers Price per Hour	Current Prices	Kalcon Earthmoving	PHS Pty Ltd	Conquest Earthworks	Candy Constructions Pty Ltd
For net engine power 85-100 kW and minimum operating weight 16 tonnes.					
Rate per hour	\$75.00	\$86.00	\$90.00	\$82.50	\$75.00
Mobilisation costs	\$65.00	\$220.00	\$192.00	\$220.00	\$75.00
For net engine power 85-100 kW and minimum operating weight 16 tonnes including rock breaker attachment.					
Rate per hour	-	\$154.00	\$140.00	-	\$110.00
Mobilisation costs	-	\$220.00	\$192.00	-	\$75.00
Number of units available at the Evaluated price	-	1	1	1	1

TENDER EVALUATION

Depending on the construction industry situation in the state at any one time, a situation can arise where one company can be fully committed and not be able to meet Council's needs, it is therefore considered advantageous to have two suppliers for this hire.

Only PHS Pty Ltd and Kalcon Earthmoving have the capability to access more than one unit of different characteristics to the specified in the Tender documents in a normal construction period. The prices from Candy Constructions and PHS Pty Ltd are, however, considered to be the most advantageous to council interests and comply with the Council's request for the hired excavator.

EXPECTED ANNUAL COST

Expected annual cost for the supply of hired plant (Excavator) is \$110,000.

TENDER RANKINGS

The tender rankings resulting from the application of the selection criteria are as follows:

Table 5 : Tender Ranking

Tenderer	Ranking
Candy Constructions Pty Ltd.	1
PHS Pty Ltd	2
Kalcon Earthmoving	3
Conquest Earthworks	4

The detailed tender assessment summary is available if required.

CONCLUSION

It is thus recommended that the tender be awarded to Candy Constructions and PHS Pty Ltd who have satisfied the selection criteria and are ranked number one and two in the tender evaluation.

T72/02 RECOMMEND

That with Tender No. 14/02, Tender for the Supply of Hired Plant (Excavator), Council accept the tender of Candy Constructions and PHS Pty Ltd for the period 1 July 2002 to 30 June 2003 in accordance with their submitted tender and Council's contract documentation.

MOVED Cr Zelones
MOTION CARRIED (7/0)

The meeting was adjourned at 8.34pm and recommenced at 8.40pm.

****ARMADALE SENIOR CITIZENS CENTRE REFURBISHMENT**

WARD West Armadale
FILE REF: A25810
DATE 22 May 2002
REF JNG
RESPONSIBLE EDTS
MANAGER

In Brief:

- Concept designs for the Armadale-Kelmscott Seniors' Centre indicate additional funding is required.
- Two concept variations considered for estimates of \$275,000 and \$400,000 respectively.
- Recommend that Council allocate \$400,000 to the Armadale-Kelmscott Seniors' Centre upgrade.

Tabled Items

1. Concept Development Plan and Variation Plans 1 and 2
2. Quantity Surveyors Cost Estimates 1, 2 & 4.

Officer Interest Declaration

Nil

Strategic Implications

Refurbishment of existing building to accommodate the current and future needs of the Armadale Senior Citizens

Legislation Implications

Building Code of Australia

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Project estimates for the concept plans of refurbishment for the Armadale-Kelmscott Senior Citizens Centre totals \$400,000 inclusive of professional fees and disbursements.

Available Funds:

Municipal Funds (2002/2003)	\$125,000
Grants (expected matching funds 50/50)	\$125,000
Dale Cottages works in kind	\$ 40,000
AK Senior Hall Funds	\$ 20,000
AK Seniors Savings	\$ 15,000
Total Funds available	\$325,000

Budget Shortfall \$ 75,000

Consultation

Armadale Seniors Management Committee
Community Services
Dale Cottages Management
Armadale City Councillors
Engineering and Quantity Surveyor Consultants

BACKGROUND

At its meetings of the 7th August 2001 and 3rd December 2001 Council resolved to accept the recommendations C100/01, C180/01 and C181/01 regarding Planning For Seniors, Draft Seniors' Plan and The Future Of Seniors' Centres respectively.

Item 1a of Resolution C181/01 outlined the planned redevelopment of the Seniors' Centre on a scaled down basis of \$250,000 which would provide for the following improvements:

- Minor repairs to the roof;
- Changes to the internal structure of the facility to allow for better use of the rooms for a wider range of activities;
- Improvements to facilitate the provision of meals;
- Improvements to the aesthetic appearances inside and outside the facility;
- Improvements to the links the facility has between the inside and outside space;
- Improvements to parking and access to the building.

COMMENT

Following an initial briefing session with Community Services and representatives from the Armadale Seniors' Management, a Redevelopment Sub-Committee was established to guide the project.

A presentation indicating initial conceptual schemes and project timeframes was made to the Armadale-Kelmscott Senior Citizens' Centre Management Committee on the 18 March 2002. Subsequently a number of concept plans were developed for consideration by the Redevelopment Sub Committee and a preferred scheme was presented at the meeting of the Armadale-Kelmscott Senior Citizens' Centre Management Committee on the 4th April 2002. The members accepted this scheme which included the following facilities:

- Demolish existing stage and dressing rooms
- Extend main hall internally into old stage area and externally to accommodate extra bowling mats
- Create new passage behind hall to avoid traffic through main hall
- Create rest room adjacent to entry foyer
- Relocate kitchen and dining room to the northern side of building and extend building
- Relocate arts and games area to existing kitchen/dining area and extend building
- Create new stage and dressing rooms
- Create new kiosk and entry
- Create outdoor terraces and landscaped areas
- Allowance for new toilet block

ANALYSIS

The accepted scheme was finalised and a construction cost estimate was obtained. The Quantity Surveyor's construction cost estimate (No1) indicated a required budget of \$510,000 for construction cost and \$30,000 for Consultancy fees and disbursements. The costs were due largely to physical area of extensions to the existing building and the internal structural changes necessary to facilitate the required alterations.

In an effort to reduce costs, two variations to the preferred scheme were made and further construction cost estimates undertaken in an attempt to bring the seniors' design requirements within the available funding.

- **Concept Variation 1 - \$275,000** - This variation reduced the concept to the funding available by deletion of the main hall extension, kiosk extension and activity area extensions. The transposition of the activity area and the kitchen/dining facilities was retained. However, the variation was not acceptable to the Redevelopment Sub-Committee as the increase in the main hall dimensions to accommodate an additional indoor bowling mat was considered to be an essential and integral part of the redevelopment to ensure the success of the project. The estimated construction cost estimate (No2) for this variation of the concept plan is \$245,000 plus Consultancy Fees and disbursements of \$30,000.
- **Concept Variation 2 - \$400,000** - This variation included an internal extension to the main hall which allowed for the inclusion of an additional indoor bowling mat which met the requirements. To achieve the internal extension, significant alterations to structural members and underpinning of existing walls is required. These works add substantially to the cost. The construction cost estimate (numbers 3 & 4) for this variation of the concept plan, which includes all of the design features and services required by the Seniors, is \$370,000 plus Consultancy fees and disbursements of \$30,000.

DETAILS OF PROPOSAL

Concept Variation 2, described above, allows for the requirements of the members of the Armadale-Kelmscott Seniors' Centre in that it provides for:

- Integrated indoor/outdoor areas for passive and social recreation
- Better access to the Centre through landscaped areas
- Internal changes which allow for better use of rooms for a wider range of activities
- New rest room
- Independent access, including ramp for disabled users, to kitchen and dining areas without disturbing activities in the main hall area
- Larger dining area with capability to view both stage performances and hall activities
- Integrated kiosk and kitchen with servery to both dining area and external terraces
- Five indoor bowling mats catered for in the extended main hall
- Extension for new stage and dressing rooms **
- Extension for new storage area
- Larger activities area extending into old store area

** Note: The extensions for the new stage and dressing rooms will be constructed with the structural floor being at the same level as the existing main hall to allow for future "change of use". The raised stage areas will be constructed from lightweight removable structures to allow for multi-use flexibility.

OPTIONS

There are three options for consideration:

1. Not to proceed with the redevelopment.
2. Proceed with the reduced concept variation 1 at an estimated construction cost, including fees and disbursements of \$275,000.
3. Proceed with the reduced concept variation 2 at an estimated construction cost, including fees and disbursements of \$400,000.

CONCLUSION

For the redevelopment of the Armadale-Kelmscott Seniors' Centre to be achieved that is acceptable to the members, additional funding is required for both variations described above.

It is considered that the reduced concept variation number 2, of the preferred scheme, is the minimum project which can be undertaken to address the majority of the design criteria developed by the management committee on behalf of the members of the Armadale-Kelmscott Seniors. The members of the Armadale-Kelmscott Seniors together with the Dale Cottages members, have offered to contribute \$75,000 in cash and kind. This redevelopment based on the reduced concept will require additional funding of \$75,000.

T73/02 RECOMMEND

1. **That Council rescind recommendation C181/01 Part 1 (a) which reads as follows:**

“That Council approve the proposal to:

- a. proceed with the planned redevelopment of the Armadale-Kelmscott Seniors' Centre on a scaled down basis of \$250,00 which would provide for the following improvements:*

- *minor repairs to the roof;*
- *changes to the internal structure of the facility to allow for better use of rooms for a wider range of activities;*
- *improvements to facilitate the provision of meals;*
- *improvements to the aesthetic appearances inside and outside the facility;*
- *improvements to the links the facility has between the inside and outside space;*
- *improvements to parking and access to the building.”*

2. **That an amount of \$400,000 be allocated to the redevelopment of the Armadale-Kelmscott Seniors' Centre.**
3. **That additional funding be sought to meet the increased cost of the project.**
4. **That funds available from Dale Cottages (works in kind) and AK Seniors Hall and Savings funds totalling \$75,000 be accepted.**

5. That the concept plan variation number 2 be accepted for the redevelopment of the Armadale-Kelmscott Seniors' Centre 2002/2003.
6. That the concept plan variation number 2 proceed to working drawing stage and tenders for the construction be called.

****ABSOLUTE MAJORITY REQUIRED**

MOVED Cr Stubbs

MOTION CARRIED (7/0)

COUNCILLORS' ITEMS

Nil.

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORTS

The Executive Director Technical Services spoke to the Committee on issues that were raised at the Special Technical Services Committee with regard to the Draft 2002/2003 Budget.

Civil Works

As advised at the Special Meeting, the Roads to Recovery funding has been reduced by \$144,584 for the 2002/03 financial year. To cover this shortfall in the programme the following projects are to be considered for reduction:

1. *Delay Wungong Bridge construction until 2003/04.*
2. *Delete Roads to Recovery Bike Plan Works* *\$90,000*
Reduce drainage works at Slab Gully by *\$55,000*
ie. \$154,500 to \$99,500
3. *Delete Roads to Recovery Bike Plan Works* *\$90,000*
Delete Footpath Construction by *\$55,000*
ie. delete Doorigo Road - \$32,400
delete Fourth Road - \$24,400
4. *Await final determination of grant applications totalling \$133,000 which will replace already budgeted expenditure.*

The preferred option is to do nothing until the position on the application for Local Bicycle Route funding is known. Total potential grants is \$133,000. As this grant is on works that area currently funded, this would nearly cover the \$145,000 Roads to Recovery grant reduction.

Parks and Reserves

1. *WATC in Schedule M91 will now be called Sale of Mulch.*
2. *In 2001/02 the City has received \$7,000 for Sale of Mulch. Based on the past, projected income for the 2002/03 financial year will be reduced to \$7,000 (instead of \$10,000).*
3. *In 2001/02 the City has invoiced sports clubs for \$24,000 revenue from hire of grounds. Based on the past, projected income for the 2002/03 financial year is now increased to \$24,000 instead of \$9,481.*
4. *Forrestdale Tennis Courts / Skate Facility at Forrestdale –*
 - *In 1998/99 the City completed resurfacing of two courts at Forrestdale Tennis Club to the value of \$16,500.*
 - *Another two courts are listed in the 5 Year Works Programme for resurfacing in 2004/05, with an expenditure of \$24,000 and grant revenue of \$10,000.*

- *The Manager Recreation advised that he has discussed with one of the Ward Councillors, the option of removing all or part of the resurfacing listed for 2004/05, and replacing the works with the installation of a Skate Facility instead. Technical Services have not received any official request, including warrant, to alter the current 5 Year Works Programme.*
- *If the Technical Services Committee wishes to vary the proposed resurfacing in 2004/05, this could be costed for the next Review of the 5 Year Works Programme and considered with existing priorities.*

Waste Services

The rate options for the Waste Rates were discussed with the following options outlined:

- *Minimum actual rise* *\$138.00*
(leaves a shortfall of approximately \$16,000 for full transfer to reserve.
- *Rise to cover operating costs* *\$139.00*
- *Rise to match CPI* *\$149.11*
- *Rise in line with other rate rises* *\$152.10*

The breakdown of the rubbish rate at a total of \$138.84 is on the following page.

Guidance was sought from Committee to assist in striking a rate for recommendation to the City Strategy Committee.

PARTICULARS	Approximate Ratepayer Contribution	Totals
REVENUES		
Rubbish Rates	138.00	(2,686,847)
EXPENDITURES		
Waste Collection	41.83	809,000
Collection cost		723,500
Reserve		40,500
MGB purchase		45,000
Waste Disposal	24.90	481,500
Cleanaway recycling contamination		10,939
Domestic rubbish tonnes		412,492
Reserve		57,660
Vouchers - Disposal	11.01	213,000
Vouchers presented at Brookdale for rubbish		210,500
Vouchers presented at Roleystone for rubbish		2,500
Verge Junk Collection	3.93	76,000
Collection cost		71,500
Reserve		4,500
Verge Junk Disposal	1.47	28,500
Junk in tonnes		21,239
Reserve		7,130
Recycling	38.55	745,500
Cleanaway invoices		718,193
Reserve		27,000
Verge G/waste Collection & Disposal	12.85	248,500
Collection contract invoices		168,023
Disposal costs for verge greenwaste		75,134
Verge salvage		2,600
Reserve		1,800
Vouchers - Minimisation	5.22	101,000
Vouchers for greenwaste @ Brookdale		71,000
Vouchers for greenwaste @ Roleystone		30,000
Total expenditure		2,703,000
NET TOTAL		16,000

Actual Rate required	\$138.84
% increase, first in 3 years	6.80%
CPI Increase over 3 years (1999 – 2002)	11.70%
Projected CPI (2002 – 2003)	3.0%
TOTAL CPI	14.7%

MEETING CLOSED AT 9.25PM.