

# **Works and Urban Development Committee**

**Notice of Meeting  
30 January 2018  
5:30pm**

**Committee Room 1  
Ninth Floor  
Council House  
27 St Georges Terrace, Perth**



## **Agenda**

### **ORDER OF BUSINESS AND INDEX**

- 1 Declaration of Opening
- 2 Apologies and Members on Leave of Absence
- 3 Confirmation of minutes – 5 December 2017
- 4 Correspondence
- 5 Disclosure of Members' interests
- 6 Reports
  - 6.1 – Tender 063-17/18 Tree Watering and Maintenance Services
  - 6.2 – Options paper – CW2226 Stirling Gardens Water Feature Refurbishment
- 7 Motions of which Previous Notice has been given
- 8 General Business
  - 8.1 - Responses to General Business from a Previous Meeting
    - Wolf Lane Lighting (raised at WKS on 7/11/17)

Cr Harley requested information on improving the lighting in Wolf Lane.

A memorandum was provided to Elected Members via the Council Hub on 25 January 2018.
    - Bud Lighting in James Street (raised at WKS on 5/12/17)

Cr Harley requested information on bud lighting along James Street.

A memorandum with an update to this matter will be provided to Elected Members in due course.
    - River Barges (Raised at WKS on 5/12/17)

Cr Limnios requested the administration to explore to possibility of river barges similar to Copenhagen on the Swan River along Riverside Drive.

A memorandum with an update to this matter will be provided to Elected Members in due course.

- Skate Park (raised at WKS on 5/12/17)

Cr Limnios requested information regarding the feasibility, partnership opportunities, locations and cost association of a world class skate park within the City of Perth.

A memorandum was provided to Elected Members via the Council Hub on 25 January 2018.


## 8.2 - New General Business

9 Items for consideration at a future meeting

Outstanding Reports:

King Street Christmas Decorations (raised 5/12/17)

10 Closure



**MARTIN MILEHAM**  
**CHIEF EXECUTIVE OFFICER**

25 January 2018

**This meeting is not open to members of the public**

## WORKS AND URBAN DEVELOPMENT COMMITTEE

**Established:** 17 May 2005 (Members appointed 24 October 2017)

Members:	1st Deputy:	2nd Deputy:
Cr Limnios (Presiding Member)	Cr Hasluck	Cr Barton
Cr Harley		
Cr Chen		

**Quorum:** Two

**Expiry:** Local Government Elections 2019

**TERMS OF REFERENCE:** [Adopted OCM 24/11/15]

To oversee and make recommendations to the Council on matters related to:

1. works required to construct, upgrade and maintain streets, footpaths, thoroughfares and other public places, including streetscape upgrades, landscaping initiatives and directional signage and graffiti;
2. design, construction and upgrading of parks, reserves, recreational and civic amenities and facilities and Council owned buildings, excluding Council House, the Perth Town Hall, City of Perth Public Lending Library and the Perth Concert Hall;
3. oversight of the implementation of the Lighting Strategy;
4. waste management.

**Agenda  
Item 6.1**

**Tender 063-17/18 Tree Watering and Maintenance Services**

**Recommendation:**

***That Council ACCEPTS the most suitable tender, being that submitted by Baroness Holdings Pty Ltd T/A Tree Planting and Watering, to supply tree watering and maintenance services (Tender 063-17/18) on an as-required basis for a period of three years with the option of two single year extensions, exercisable at the sole discretion of the City as per the Schedule of Rates detailed in Confidential Attachment 6.1A, with annual CPI increases.***

FILE REFERENCE:	P1035069
REPORTING UNIT:	Parks
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	17 January 2018
ATTACHMENT/S:	Confidential Attachment 6.1A – Baroness Holdings Pty Ltd T/A Tree Planting and Watering Schedule of Rates Confidential Attachment 6.1B – Comparative Price Schedule Confidential Attachment 6.1C – In-House Comparative Cost Analysis Confidential Attachment 6.1D – Qualitative Evaluation Matrix

**Council Role:**

- |                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Advocacy       | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | Executive      | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>            | Legislative    | <i>Includes adopting local laws, town planning schemes and policies</i>                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/>            | Information    | <i>For the Council/Committee to note.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## **Legislation / Strategic Plan / Policy:**

**Legislation** Part 4 of the Local Government (Functions and General) Regulations 1996

**Integrated Planning and Reporting Framework Implications**

**Strategic Community Plan**

- Goal 2 An exceptionally well designed, functional and accessible city
- Goal 3 A city connected to its natural beauty
- Goal 4 A future focused and resilient city
- Goal 8 A city that delivers for its community

**Policy**

Policy No and Name: 15.2 - Protection and Enhancement of Open Space  
9.7 - Purchasing

## **Purpose and Background:**

The purpose of this report is to recommend that Baroness Holdings Pty Ltd T/A Tree Planting and Watering be awarded the Tender for the watering and maintenance of new trees (less than three years old) for a period of three years, with two single year extension periods exercisable at the sole discretion of the City as per the Schedule of Rates at Confidential Attachment 6.1A.

The City has engaged an external tree watering Contractor to water non-irrigated trees and landscapes for the past 40 years. The previous Contract held by A.L. Baldock & J. Baldock Pty Ltd T/A Psycho Sand expired in December 2017. Trees are currently being watered under a short-term Contract.

Under the City's Urban Forest Plan an additional 2,000 trees will be planted in City streets and parks. New trees receive supplementary watering for a minimum of three years after planting.

Tender 063-17/18 Tree Watering and Maintenance Services was advertised in the West Australian on Wednesday, 11 October 2017. Tenders closed at 2.00pm on Thursday, 2 November 2017 with the following submissions received:

- A.L. Baldock & J. Baldock Pty Ltd T/A Psycho Sand
- Baroness Holdings Pty Ltd T/A Tree Planting and Watering

## **Details:**

The tenders were assessed against the following criteria:

## **Compliance Assessment:**

All Tenderers complied with the City's Conditions of Contract.

### Qualitative Assessment against Selection Criteria:

As part of their submission, Tenderers were required to address six qualitative selection criteria as listed in Table 1 (below):

**Table 1 Tender 063-17/18 Qualitative Criteria**

<b>Qualitative Criteria (Please use Criteria heading and then sub-criteria)</b>
Relevant experience
Demonstrated methodology of work
Ability to meet the City's timeframes
Key personnel and subcontractors skills and experience
Tendered prices / value for money

### Comparative Price Schedule:

A scenario-based assessment of the two Tender submissions was used to compare the cost of watering 1,500 trees on a weekly basis. The Comparative Price Schedule is provided at Confidential Attachment 6.1B.

An In-House Comparative Cost Analysis calculated over a three year period has also been provided at Confidential Attachment 6.1C.

### A.L. Baldock & J. Baldock T/A Psycosand

A.L. Baldock & J. Baldock T/A Psycosand (Psycosand) satisfactorily addressed the qualitative selection criteria, but were marked down on their evidence and response to Quality Assurance procedures. Using a scenario based assessment Psycosand were assessed as providing the lowest overall cost against the full scope of works, however, for additional ad hoc works Psycosand tendered the highest hourly rate of the two submissions. Psycosand is the current Contractor for the planting and watering of trees with City of Perth.

### Baroness Holdings Pty Ltd T/A Tree Planting and Watering

Baroness Holdings Pty Ltd T/A Tree Planting and Watering (Baroness) scored highest against all qualitative criteria including their demonstrated understanding of the required services and Quality Assurance procedures. Although Baroness tendered a higher unit rate than Psycosand, the schedule of rates was considered reasonable, and the evaluation panel assessed them as providing the best outcome for the City due to the high quality of their overall submission.

### Assessment Matrix:

The Tender Assessment Matrix is attached at Confidential Attachment 6.1D.

### **Financial Implications:**

ACCOUNT NO:	Various Parks operational accounts
BUDGET ITEM:	43
BUDGETED AMOUNT (FY17/18):	\$ 313,299
AMOUNT SPENT TO DATE:	\$ 114,501
BALANCE REMAINING	\$ 198,798
PROPOSED COST (FY18/19):	\$ 331,500
TOTAL CONTRACT COST:	\$ 994,500 (over three years)

All figures quoted in this report are exclusive of GST.

To date, \$114,501 has been spent on the existing tree watering contract; with \$198,798 remaining in the tree watering budget for financial year 2017/18. If the contract is successfully awarded to the recommended Tenderer the existing budget will be sufficient to cover the costs associated with financial year 2017/18.

This contract is for a duration of three years, with the option of two single year extensions. The costs increase of \$18,201 associated with this Tender will be funded from within the Parks Operational budget.

### **Comments:**

Baroness Holdings Pty Ltd T/A Tree Planting and Watering have 27 years of experience in providing tree watering and maintenance services across the Perth metropolitan area; including to other Local Government Authorities (Cities of Stirling, Melville, Canning, Wanneroo and Joondalup, and Town of East Fremantle). They have the relevant skills, experience, qualifications and resources to successfully deliver this Contract to the City.

The Tender submission from Baroness Holdings Pty Ltd T/A Tree Planting and Watering rated well against all qualitative selection criteria. Although the overall cost tendered by Baroness Holdings Pty Ltd is higher than that submitted by Psycho Sands; the tender evaluation panel considers Baroness Holdings Pty Ltd to be the most advantageous to the City, due to the overall quality of the submission and the scores against the qualitative criteria.

CONFIDENTIAL ATTACHMENT 6.1A, 6.1B, 6.1C & 6.1D  
ITEM 6.1 – Tender 063-17/18 Tree Watering and Maintenance  
Services

FOR THE WORKS AND URBAN DEVELOPMENT COMMITTEE  
MEETING

30 JANUARY 2018

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER



**Agenda  
Item 6.2****Options Paper – CW2226 Stirling Gardens Water Feature  
Refurbishment****Recommendation:**

***That the Works and Urban Development Committee NOTES the options for the refurbishment of the Stirling Gardens Water Feature as detailed in this report.***

FILE REFERENCE: P1034026  
 REPORTING UNIT: Parks  
 RESPONSIBLE DIRECTORATE: Construction and Maintenance  
 DATE: 12 January 2018  
 ATTACHMENT/S: N/A

**Council Role:**

- |                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Advocacy       | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | Executive      | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | Legislative    | <i>Includes adopting local laws, town planning schemes and policies</i>                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input checked="" type="checkbox"/> | Information    | <i>For the Council/Committee to note.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Legislation / Strategic Plan / Policy:**

**Legislation** Part 4 of the *Local Government (Functions and General) Regulations 1996*

**Integrated Planning and Reporting Framework Implications** **Corporate Business Plan / Strategic Community Plan**  
 Goal 2 - An exceptionally well designed, functional and accessible city  
 Goal 8 – A City that delivers for its community  
**Corporate Asset Management Plan**

**Policy**

Policy No and Name: 9.7 – Purchasing Policy

## **Purpose and Background:**

At its Ordinary Meeting of Council held on **19 December 2017**, Council approved the transfer of \$78,638 from CW1878 Pedestrian Walkways to increase the budget for CW2226 Stirling Gardens Water Feature Refurbishment to \$148,368. The \$78,638 will be returned to CW1878 at the mid-year review.

In approving the budget transfer, Council requested the administration consider options and costs associated with the redesign of the water feature as a natural wetland similar to the one at the Perth Cultural Centre. The Committee requested an options paper to be presented to the Committee prior to any works.

The purpose of this report is to present the options for the refurbishment of the Stirling Gardens Water Feature to the Committee; and to seek endorsement to proceed with the existing proposal for the CW2226 Stirling Gardens Water Feature Refurbishment during financial year 2017/18.

## **Details:**

The Stirling Gardens water feature is a prominent landmark which was last renovated in 1994 with modifications including the installation of the upper pond and kangaroo statues.

The water feature is currently experiencing issues with water quality and circulation (Figure 1). This is causing ongoing poor appearance. An onsite investigation has identified that the poor water quality is due to aging infrastructure and corroded pipework. As there is no existing chemical dosing system, chemicals must be manually dosed and are then unable to be evenly distributed due to the poor water circulation.

The existing pit lids located in the St. Georges Terrace road reserve and are only accessible by crane, which has subsequent difficulties and costs associated with pedestrian management and obstruction permits.

At present the water feature is being maintained by the Contractor at an increased frequency of five days per week, at a cost to the City of approximately \$7,500 per month.

## **Options:**

### **1. Refurbish existing water feature**

The existing plans to refurbish the water feature include replacing aged infrastructure and pipework to restore the water recirculation performance, incorporating a water filtration system and automated chemical dosing system for water sanitisation; and resurfacing the bottom pond. The project has been approved by the State Heritage Office, and does not require any additional approvals.

## **Advantages:**

- tender specification and drawings for construction already prepared;
- ability to deliver the project within the existing budget and current financial year;
- improved water quality and aesthetic presentation;

- reduced risk of liability to the City from public interaction with poor water quality;
- decommissioning of the existing access pits;
- no retrospective approvals required for water feature through Department of Health;
- project is approved by the Department of Planning, Lands and Heritage;
- reduction in chemical requirements;
- maintenance costs reduced from \$7,500 to approximately \$2,400 per month.

**Disadvantages:**

- lost opportunity for inclusion of a wetland.

## **2. Redevelop as urban wetland**

This option was discussed with Syrinx Environmental Pty Ltd, the Perth Cultural Centre, Department Planning, Lands and Heritage, and the City's Coordination and Design Unit. These discussions indicate that this option would be a complex project requiring significant planning.

The Department of Planning, Lands and Heritage (the Department) advised that Stirling Gardens is listed on the State Register of Heritage Places (Place No. 01947). Should the City decide to redevelop the water feature as a wetland, a detailed submission must be developed in consultation with a heritage landscape architect for consideration by the Department. The submission must explain why the works are necessary, and the relevance of a wetland to Stirling Gardens. Consideration would be given to how the proposed wetland would fit in with the formal setting of the gardens, and meet the objectives of the Stirling Gardens Conservation Plan.

Stirling Gardens also coincides with Registered Aboriginal Site 29278 'Midgegooroo's Execution and Burial'. Community engagement would be required, including Consent from the Minister under Section 18 of the *Aboriginal Heritage Act 1972*, for any new development. The Section 18 process has a lead time of up to six months.

Syrinx Environmental Pty Ltd is an industry leader in artificial wetlands. Syrinx has advised it is possible to include a wetland in the existing footprint of the water feature, and have provided cost estimates for the recommended phases below:

<b>Phase</b>	<b>Estimated cost (excluding GST)</b>
Stakeholder engagement and consultation	\$ 20,000
Option study	\$ 20,000
Concept to Detailed Design	\$ 60,000
Construction	\$ 300,000
<b>Total estimated cost</b>	<b>\$ 400,000</b>

Although an artificial wetland would provide a more natural aesthetic, it would still require ongoing management in order to maintain water quality. The Perth Cultural Centre advised that the wetland at the Perth Cultural Centre requires a pump and filtration to ensure water circulation.

The Perth Cultural Centre also engages a landscape maintenance contractor to undertake litter removal, weed management and algae removal for an average of 15 hours per week, at a cost of \$3,000 per month.

A wetland with a similar volume to the existing water feature in Stirling Gardens, and which is not chemically treated, is likely to result in algae growth during summer due to high temperatures and fouling by wildlife. The wetland would not have sufficient hydraulic residence time to treat water and would be for ornamental purposes only.

#### **Advantages:**

- sufficient existing footprint;
- more natural aesthetic;
- decommission the existing access pits;
- increased urban habitat and biodiversity.

#### **Disadvantages:**

- project timeline delayed;
- increased capital expenditure;
- increased fouling from waterbirds;
- requires management, pumping and filtration to avoid issues with standing water;
- algae growth during summer;
- heritage and development approvals required;
- maintenance costs of approximately \$3,000 per month<sup>1</sup> compared to \$2,440 per month as a water feature.

#### **Options Summary**

A comparison of the two different options is provided below:

<b>Option</b>	<b>Water feature</b>	<b>Wetland</b>
CAPEX cost	\$148,638	\$400,000
OPEX cost per month	\$2,440	\$3,000
Heritage approval required	No	Yes
S18 Ministerial approval required	No	Yes
Development approval required	No	Yes
Project timeframe	2 months	18-24 months
Carry forward of CAPEX funds	No	Yes
Habitat value	Minimal	Yes

#### **Recommendation:**

Considering the costs and lead times associated with the redevelopment of the water feature to a natural wetland, it is recommended that the City proceeds with the existing proposed works to refurbish the Stirling Gardens water feature to expend the allocated budget within financial year 2017/18 and consider options for a natural wetland in the City's long term Capital programme.

<sup>1</sup> Pers. Comms. 21 December 2017, Perth Cultural Centre

**Financial Implications:**

ACCOUNT NO:	CW2226
BUDGET ITEM:	Stirling Gardens water feature refurbishment
BUDGETED AMOUNT:	\$ 148,638
AMOUNT SPENT TO DATE:	\$ 12,750
PROPOSED COST:	\$ 148,638 (includes 20% contingency on construction costs)
BALANCE REMAINING:	\$ 0
ANNUAL MAINTENANCE:	Currently catered for in the Parks Operational budget
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.



Figure 1 Photograph of the Stirling Gardens water feature showing cloudy and discoloured water