



Greater
Hume
Council

To: «Name»

Extraordinary Meeting of Greater Hume Council

Wednesday, 2 June 2021

NOTICE is hereby given that an Extraordinary Meeting of the Greater Hume Council will be held at Community Meeting Room, Library Complex, Library Lane, Holbrook, commencing at 5.45pm. The purpose of the meeting is to consider a report on **TENDER TL 17 – 2020/21 CONSTRUCTION OF PROPOSED MULTI-PURPOSE SPORTS FACILITY AT HOLBROOK**

Council live streams meetings so that the public may view the proceedings of the meeting in real time or later. View the recording of the meeting at <https://bit.ly/35uKFxX>

STEVEN PINNUCK
GENERAL MANAGER

ORDER OF BUSINESS TO BE CONSIDERED
REFER OVERLEAF

Extraordinary Meeting of Greater Hume Council

Wednesday, 2 June 2021

In accordance with Council's Code of Meeting Practice, this Council Meeting is being recorded and will be placed on Council's webpage for public information. All present today are reminded that by speaking you are agreeing to your view and comments being recorded and published. You are also reminded that, if or when speaking, you are to be respectful to others and use appropriate language. Greater Hume Council accepts no liability for any defamatory or offensive remarks or gestures during this Council Meeting.

BUSINESS:

1. OPENING THE MEETING

2. PRAYER

3. ACKNOWLEDGEMENT OF COUNTRY

"I would like to acknowledge that this meeting is being held on the traditional lands of the Wiradjuri people, and pay my respect to elders both past, present and emerging".

4. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

5. DISCLOSURES OF INTERESTS

6. REPORTS FROM OFFICERS

PART A For Determination

- Governance

7. MATTERS OF URGENCY

8. CONCLUSION OF THE MEETING

TABLE OF CONTENTS
2 JUNE 2021

OFFICERS' REPORTS – PART A - FOR DETERMINATION.....3

GOVERNANCE

- 1. TENDER TL 17 – 2020/21 CONSTRUCTION OF PROPOSED MULTI-PURPOSE SPORTS FACILITY AT HOLBROOK..... 3**

THIS IS INTENTIONALLY A BLANK PAGE

**EXTRAORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY, 2 JUNE 2021**

OFFICER'S REPORT – PART A - FOR DETERMINATION

GOVERNANCE

1. **TENDER TL 17 – 2020/21 CONSTRUCTION OF PROPOSED MULTI-PURPOSE SPORTS FACILITY AT HOLBROOK**

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

For Council to formally accept the amended tender from Gilchrist Property Group to construct the proposed multi-purpose sports facility at Holbrook.

REFERENCE TO DELIVERY PLAN ACTION

Objective Our development and maintenance is sustainable, environmentally responsible, accessible and enjoyed by our community.
Outcome 4.1 Infrastructure and facilities meets the needs of our communities.

DISCUSSION

At the February meeting of Council the following was resolved:

1. *In accordance with Clause 178(1)(b) of the Local Government (General) Regulation 2005 Council declines to accept any tenders.*
2. *That Gilchrist Property Group be identified as the preferred tenderer*
3. *That the General Manager be authorised to enter into further negotiations with Gilchrist Property Group to:
 - a) *identify project savings that could be achieved to partially reduce the funding shortfall*
 - b) *ascertain the feasibility of negotiating a deferred construction commencement date.**
- 1.
4. *Notifications to be sent to Tenderers advising them Council does **not** accept any tender received, noting Gilchrist Property Group as the preferred tenderer.*
5. *A further report on negotiations with the Gilchrist Property Group and the Australian and NSW State Governments with regard to varying the commencement date of the project be presented to the March meeting of Council.*

Further the following additional funding be made available to the multi-purpose sports facility project if required.

1. *Balance of the proceeds of the sale of the Holbrook Hostel being \$49,000, and*
2. *\$250,000 from the Holbrook Caravan Park Reserve.*

**EXTRAORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY, 2 JUNE 2021**

TENDER TL17 – 2020/21 CONSTRUCTION OF PROPOSED MULTI-PURPOSE SPORTS FACILITY AT HOLBROOK [CONT'D]

The purpose of negotiations with the Gilchrist Property Group was to identify savings of at least \$50,000 which would enable the funding model outlined in Table 1 below to be implemented.

Table 1

Cost item	Estimated/Actual cost
Preparation of plans, specifications and other tender documentation	\$62,000
Electrical upgrade (estimated)	\$50,000
Preferred tenderer – Gilchrist Property Group	\$1,892,417
Savings to be achieved	-50,000
Total	\$1,954,417
Funding currently available	
Greater Hume Council – Funds from the sale of the Holbrook Hostel	\$249,000
Greater Hume Council – Holbrook Caravan Park Reserve	\$250,640
Australian Government – Building Better Regions	\$700,000
NSW State Government – Female Friendly Facilities	\$400,000
Bushfire Community Resilience and Recovery Fund	\$60,000
Riverina Water County Council	\$15,000
NSW AFL – (Indicated but not confirmed)	\$124,777
Holbrook Australian Rules Football Club	\$90,000
Holbrook Sporting Complex	\$65,000
Total anticipated available funding	\$1,954,417

To achieve the minimum savings of \$50,000 a range of changes have been made to materials used and design (e.g. air conditioning). Some savings have been offset by price escalations of materials, particularly timber and steel.

Gilchrist Property Group have now confirmed the savings in the amount of \$63,661.01 (exc. GST) which is consistent with the funding model outlined in Table 1. A copy of Post Tender Clarification 3 outlining the savings and the construction timetable is attached as **ANNEXURE 1** for Councillors' information.

The changes to materials and the design will not materially reduce the functionality of the building.

As advised to the February meeting, whilst the Author is confident of receiving funding through the NSW AFL in line with previous commitments, it may not be to the level indicated in the funding model outlined in Table 1.

**EXTRAORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY, 2 JUNE 2021**

TENDER TL17 – 2020/21 CONSTRUCTION OF PROPOSED MULTI-PURPOSE SPORTS FACILITY AT HOLBROOK [CONT'D]

Accordingly on 20 April the Author sought assurances from the Holbrook Australian Football Club and the Holbrook Sporting Complex Board that the following funding obligations would be met:

- Holbrook Australian Rules Football Club - \$90,000 cash
- Community Fundraising - \$65,000 cash
- Funding the shortfall in AFL funding, potentially via a low interest loan repayable over a period of up to 10 years.

A copy of the correspondence to the Holbrook Sporting Complex Board and attachments is included as **ANNEXURE 1**.

Confirmation has been received from the Holbrook Australian Rules Football Club and the Holbrook Sporting Complex Board for the fundraising component but not the shortfall in the NSW AFL funding. A copy of the correspondence from the Holbrook Australian Rules Football Club and the Holbrook Sporting Complex Board is also included as **ANNEXURE 1**.

If the recommendation is adopted by Council, it is anticipated that on ground works will commence mid-June 2021 and be completed mid-March 2022.

BUDGET IMPLICATION

An alternate funding mix was approved by Council at the February meeting and once funding assurances are received from the Holbrook Sporting Complex Board in relation to the NSW AFL funding, the Author is confident that the project can be completed within the budgetary parameters.

CONCLUSION

The existing facilities at Holbrook are substandard and the sporting community have been lobbying Council for over a decade to construct a purpose build all abilities facility.

Gilchrist Property Group have now confirmed the savings in the amount of \$63,661.01 (exc. GST) which is consistent with the funding model outlined in Table 1.

The changes to materials and the design will not materially reduce the functionality of the building.

Accordingly it is recommended the Council accept the revised tender submitted by the Gilchrist property Group totalling \$1,827,755.92 (exc. GST)

RECOMMENDATION

That:

1. Council accepted the revised tender submitted by Gilchrist Property Group for \$1,827,755.92 (exc. GST)
2. the Mayor and General Manager be authorised to sign tender documentation under the common seal of Council.



POST-TENDER CLARIFICATION 03

21st May 2021

Greater Hume Council
39 Young St
Holbrook NSW 2644

Attention: Steven Pinnuck

Tender: Holbrook Multi-Purpose Sportsground

Further to the abovementioned project and our previous discussions, we note our proposed Value Management options below.

Please note – these revised prices incorporate both the Construction Certificate adjustments and market-wide price changes in the time since the tender closed.

	<u>Details:</u>	<u>Cost Ex GST</u>
GLAZING	Window Changes	
	Delete 4x Fixed Windows; Upgrade 4x Fixed Windows to Openable	
	Door Changes	
	Add D38 & D39 - 2x 2340x920w Doors	\$ 4,124.84
METALWORK	Entry Gate Details - Upgraded Details with Panic Bar & Welded Mesh	\$ 2,890.80
	Additional Nosings & Tactiles	
	Add Full Stair Nosings to Verandah Step & External Stairs and	
	Delete Grit Tape & Linemarking	\$ 4,342.88
	Home Change Room - Bathroom Layout Change	
	Changes to Toilet Partitions - Reduce to 2 Colours only (reduce wastage)	-\$ 2,315.03
PLUMBING	Home Change Room - Bathroom Layout Change*	
	Add Urinal & Associated Plumbing Layout Changes	
	Delete - 2x Water Tanks from Reece - not on dwgs	
	Credit - Proposed Cost Savings advised	\$ 7,054.23
ELECTRICAL	Alternative Lights & Security System	-\$ 11,583.05
MECHANICAL	Alternative Air-Conditioning Console System	-\$ 24,895.00
CARPENTRY	Timber Truss & Wall Framing	
	Additional Costs for Timber Wall Framing above Blockwork, Truss Supply & Install	\$ 28,639.59



POST-TENDER CLARIFICATION 03

STRUCTURAL STEEL	Revise Steel Pricing - Portal Only	-\$ 61,320.00
STRUCTURAL CONCRETE	Revised Slab Design	-\$ 2,444.04
BLOCKWORK	Blockwork - Heights	
	Revised Blockwork Heights to ceiling level throughout inc. Adbri Blocks	
	Adbri Block alternatives	-\$ 9,156.23
	Revised Cost Savings ex GST:	-\$ 64,661.01

Please do not hesitate to contact us, should you have any further queries in relation to the above, so we can clarify further.

We believe this is a good outcome for all parties and look forward to continuing to move towards Construction.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Kiah", with a stylized flourish extending to the right.

Kiah Beaumont

Construction Manager

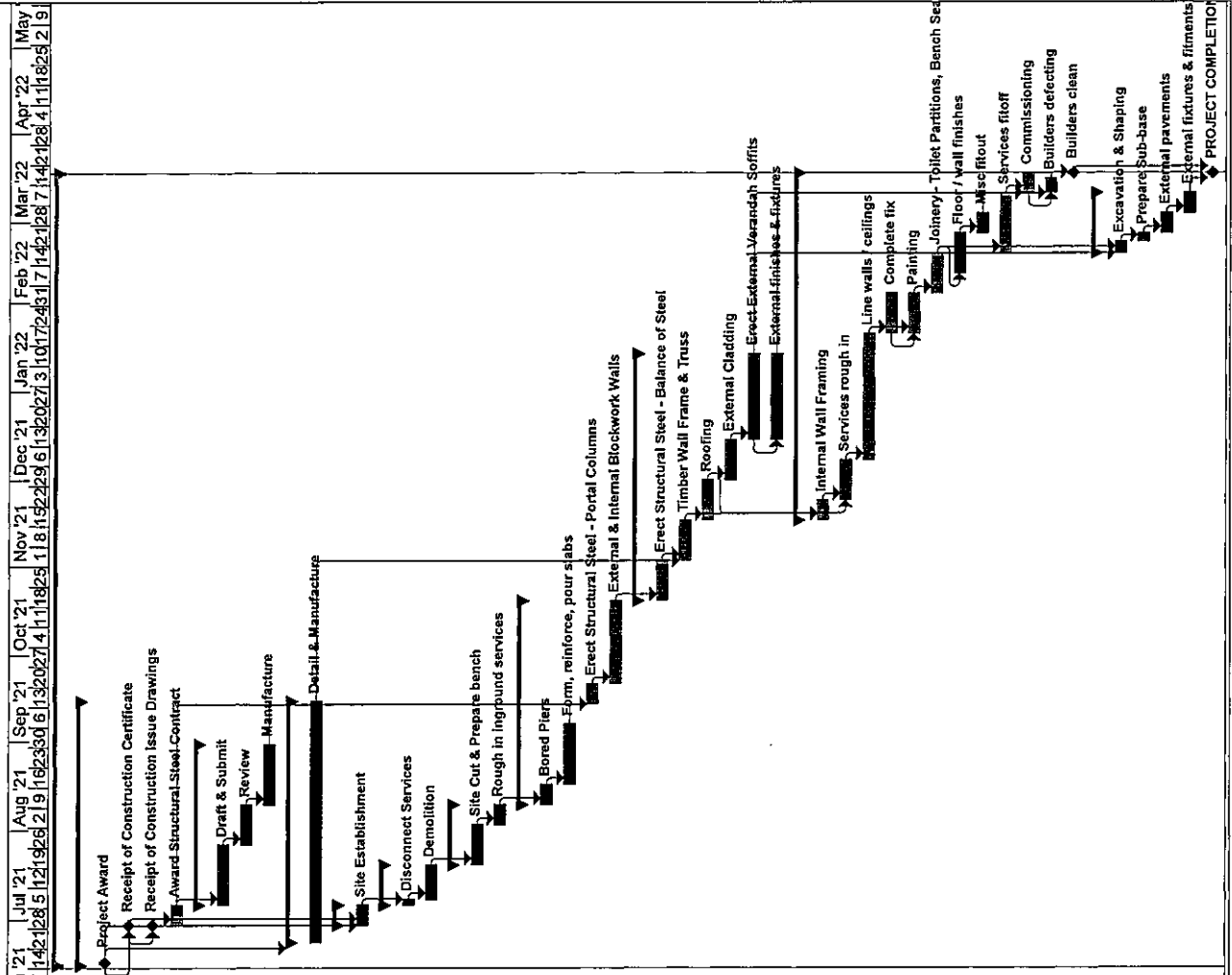
P: 0401 862 353

E: kiah@gilchristhomes.com.au

**Holbrook Multi-Sports Facility
REVISED CONSTRUCTION PROGRAM**



ID	Task Name	Duration	Start	Finish	% Complete
0	HOLBROOK MULTISPORTS FACILITY	183 days	Tue 15/06/21	Thu 17/03/22	0%
1	PRE-CONSTRUCTION MILESTONES	60 days	Tue 15/06/21	Tue 02/08/21	0%
2	Project Award	1 day	Tue 15/06/21	Tue 15/06/21	0%
3	Receipt of Construction Certificate	10 days	Tue 15/06/21	Mon 28/06/21	0%
4	Receipt of Construction Issue Drawings	10 days	Tue 15/06/21	Mon 28/06/21	0%
5	Award Structural Steel Contract	5 days	Tue 29/06/21	Mon 07/07/21	0%
6	Structural Steel Shop Drawings	40 days	Tue 07/07/21	Mon 30/08/21	0%
7	Draft & Submit	15 days	Tue 07/07/21	Mon 26/07/21	0%
8	Review	10 days	Tue 27/07/21	Mon 08/08/21	0%
9	Manufacture	15 days	Tue 10/08/21	Mon 30/08/21	0%
10	Timber Truss Award	60 days	Wed 23/06/21	Tue 14/09/21	0%
11	Detail & Manufacture	12 wks	Wed 23/06/21	Tue 14/09/21	0%
12	ESTABLISHMENT	5 days	Tue 29/06/21	Mon 07/07/21	0%
13	Site Establishment	5 days	Tue 29/06/21	Mon 07/07/21	0%
14	DEMOLITION	10 days	Tue 07/07/21	Mon 19/07/21	0%
15	Disconnect Services	2 days	Tue 07/07/21	Wed 07/07/21	0%
16	Demolition	8 days	Thu 07/07/21	Mon 19/07/21	0%
17	GROUNDWORKS	16 days	Tue 20/07/21	Mon 09/08/21	0%
18	Site Cut & Prepare bench	10 days	Tue 20/07/21	Mon 09/08/21	0%
19	Rough in inground services	5 days	Tue 30/08/21	Mon 09/08/21	0%
20	STRUCTURE	60 days	Tue 10/08/21	Tue 13/09/22	0%
21	Bored Piers	5 days	Tue 10/08/21	Mon 16/08/21	0%
22	Form, reinforce, pour slabs	15 days	Tue 17/08/21	Mon 06/09/21	0%
23	Erect Structural Steel - Portal Columns	5 days	Tue 14/09/21	Mon 20/09/21	0%
24	External & Internal Blockwork Walls	20 days	Tue 21/09/21	Tue 19/10/21	0%
25	ENVELOPE	50 days	Wed 24/10/21	Thu 13/01/22	0%
26	Erect Structural Steel - Balance of Steel	10 days	Wed 20/10/21	Tue 21/11/21	0%
27	Timber Wall Frame & Truss	10 days	Wed 31/11/21	Tue 16/11/21	0%
28	Roofing	10 days	Wed 17/11/21	Tue 30/11/21	0%
29	External Cladding	10 days	Wed 17/11/21	Tue 14/12/21	0%
30	Erect External Verandah Soffits	10 days	Wed 15/12/21	Thu 13/01/22	0%
31	External finishes & fixtures	10 days	Wed 15/12/21	Thu 13/01/22	0%
32	FINISH	75 days	Wed 17/11/21	Thu 17/03/22	0%
33	Internal Wall Framing	5 days	Wed 17/11/21	Tue 23/11/21	0%
34	Services rough in	10 days	Wed 24/11/21	Tue 7/12/21	0%
35	Line walls / ceilings	20 days	Wed 8/12/21	Thu 20/01/22	0%
36	Complete fix	10 days	Fri 21/01/22	Thu 3/02/22	0%
37	Painting	10 days	Fri 4/02/22	Thu 3/02/22	0%
38	Joinery - Toilet Partitions, Bench Seats	10 days	Fri 11/02/22	Thu 24/02/22	0%
39	Floor / wall finishes	10 days	Fri 25/02/22	Thu 3/03/22	0%
40	Misc fitout	5 days	Fri 18/02/22	Thu 10/03/22	0%
41	Services fitout	15 days	Fri 11/03/22	Thu 17/03/22	0%
42	Commissioning	5 days	Fri 11/03/22	Thu 17/03/22	0%
43	Builders defecting	3 days	Fri 11/03/22	Tue 15/03/22	0%
44	Builders clean	2 days	Wed 16/03/22	Thu 17/03/22	0%
45	EXTERNAL WORKS	15 days	Fri 18/02/22	Thu 10/03/22	0%
46	Excavation & Shaping	2 days	Fri 18/02/22	Mon 21/02/22	0%
47	Prepare Sub-base	3 days	Tue 22/02/22	Thu 24/02/22	0%
48	External pavements	5 days	Fri 25/02/22	Thu 3/03/22	0%
49	External fixtures & fittings	5 days	Fri 4/03/22	Thu 10/03/22	0%
50	PROJECT COMPLETION	0 days	Thu 17/03/22	Thu 17/03/22	0%





**Greater
Hume
Council**

All correspondence
PO Box 99 Holbrook NSW 2644

P 02 6036 0100 or 1300 653 538
E mail@greaterhume.nsw.gov.au
greaterhume.nsw.gov.au

ABN 44 970 341 154

The Secretary
Holbrook Sporting Complex Board
C/o Marylou Hodges

Email: Marylou.hodges58@gmail.com

Dear Marylou

Proposed Amenities Building at the Holbrook Sporting Complex

As you would be aware, following the closure of tenders the construction cost of the proposed new Amenities Building at the Holbrook Sporting Complex was significantly higher than anticipated. A report was submitted to the February Council meeting with a proposed new funding formula as outlined below.

Total estimated cost	\$2,004,417
Less projects savings (net of additional costs associated with attaining Construction Certificate Approval)	-\$50,000
Projected cost	\$1,954,417
Funding currently available	
Greater Hume Shire Council – Funds from the sale of the Holbrook Hostel	\$200,000
Australian Government – Building Better Regions	\$700,000
NSW State Government – Female Friendly Facilities	\$400,000
Bushfire Community Resilience and Recovery Fund	\$60,000
Riverina Water County Council -	\$15,000
NSW AFL – (Indicated but not confirmed)	\$124,777
Holbrook Australian Rules Football Club	\$90,000
Total anticipated available funding	\$1,589,777
Funding shortfall	\$364,000
To be funded by:	
Greater Hume Shire Council – Balance of Holbrook Hostel sale proceeds	\$49,000
Greater Hume Shire Council – Part proceeds of the sale Holbrook Caravan Park	\$250,000
Community fundraising	\$65,000
Total additional funding	\$364,000

In a subsequent meeting with Russell Parker and Anthony Churchill it was confirmed that the Holbrook Community would commit to raising a further \$65,000 towards the project. It should be noted that Council has increased its total commitment to the project to \$500,000.

Whilst NSW AFL had previously provided a letter of support indicating a commitment to funding up to 10% of the project cost, the global pandemic has significantly impacted the level of support likely to be received from the AFL.

Today I have had a discussion with Mark Baigent, Facilities and Grants Coordinator NSW/ACT, AFL NSW/ACT who advised that it is highly unlikely that the project will receive \$124,777 as outlined in the funding formula above. Mr Baigent has outlined that the likely contribution is a maximum of \$50,000. A copy of an email from Mr Baigent is attached along with the original letter of support from AFL NSW/ACT.

It should also be noted that the AFL currently does not have a funding round open but Mr Baigent will provide further information on funding opportunities when they become available.

Whilst Council is endeavouring to find savings, at best \$50,000 will be identified, as outlined in the above report and it is considered unlikely that Council will provide further funding towards the project.

Accordingly a commitment is sought from the Holbrook Sporting Complex Board to fund the shortfall between the \$124,777 outlined in the funding model and any funding received from the AFL. It is suggested that any shortfall could be funded via a low interest loan from Council repayable over a period of up to ten years.

Therefore it is requested that the following commitments be confirmed in writing:

1. Holbrook Australian Rules Football Club - \$90,000 cash
2. Community fundraising - \$65,000 cash
3. Funding the shortfall in AFL funding, potentially via a low interest loan repayable over a period of up to 10 years.

Further it would be appreciated if the Holbrook Sporting Complex Board and/or the Holbrook Australian Rules Football Club could access the link included in the email from Mr Baigent and commence gathering the information required for the grant application.

Should you have any further queries in relation to this matter please do not hesitate to contact the undersigned on 0429 310205.

Yours faithfully



Steven Pinnuck
General Manager
GREATER HUME COUNCIL

20 April 2021

Our Ref: SP

Steven Pinnuck

From: Matthew Baigent <matthew.baigent@afl.com.au>
Sent: Tuesday, 20 April 2021 11:37 AM
To: Steven Pinnuck
Subject: AFFF Smartygrants

Hi Steven,

Here is the link to the smartygrants for the projects requesting under \$50,000.

<https://afl.smartygrants.com.au/2021AFFF>

From the Australian Football Facilities Fund Guidelines “Interested applicants may apply for an amount of up to \$50,000 per project. Generally, the amount requested from this fund would not exceed 10% of the anticipated total project cost. The fund may consider a request greater than 10% of the anticipated total project cost in exceptional circumstances, where a project is deemed by the AFL to be of exceptional strategic importance.”

Hopefully this helps gets things started.

Thanks,

Matt

Matthew Baigent
Facilities & Grants Coordinator NSW ACT
AFL NSW/ACT, Level 1, Building 220, Bent St, Moore Park 2021 (located within Entertainment Quarter)
M: 0400 432 445



We acknowledge the traditional owners of country across Australia, on which we play our great game, and pay our respect to them, their culture and Elders past and present.

30 April, 2018

Russell Parker
 Holbrook Football Netball Club
 PO Box 109
 Holbrook NSW 2644



Dear Russell,

Re: Letter of Support for Proposed Holbrook Sporting Complex Redevelopment

AFL NSW/ACT, as the custodian of Australian Football, is committed to the expansion of our code throughout NSW and the ACT. The Riverina area of NSW is one such region for the exciting development for our game and we would like to confirm our support of the proposed redevelopment at Holbrook Sporting Complex.

This upgrade is much needed and will not only stimulate the growth but also provide much needed stability for the existing local senior and junior Australian Football and netball clubs in the Holbrook region.

In partnership with Greater Hume Council, we see significant community benefits from this project which will support all of our programs inclusive of Auskick, School competitions at Primary and Secondary levels, talent and the growth of both male and female football, which can only benefit from improved facility development.

We appreciate the leadership from Holbrook Football and Netball Club across this project in engaging with stakeholders and are very grateful for their work to date.

Accordingly, AFL NSW/ACT would look favourably upon making a recommendation to the AFL for a financial contribution of up to 10% of the total project cost, should other funding partners be forthcoming. Please note that any final decision on the provision of AFL funding is subject to the completion of a detailed business case and AFL Executive approval.

Should you have any further questions, please don't hesitate to contact either Paul Habel on 0412 933 324 or myself on 0416 007 131.

Kind regards,

A handwritten signature in black ink, appearing to read 'M. Graham'.

Matthew Graham
 Community Grants and Facilities Manager
 AFL NSW/ACT

AFL NSW/ACT
 Level 1 Sheridan Building, Allianz
 Stadium
 Moore Park Road
 Moore Park, NSW, 2021

02 8333 8000
 aflnswact.com.au
 matthew.graham@afl.com.au





HOLBROOK AUSTRALIAN RULES FOOTBALL CLUB

Established 1892

PO Box 109, Holbrook NSW 2644

President: David Morton
0428 625 939

Secretary: Lionel Plunkett
0414 314 704

Treasurer: Nick Cottrell

27th May 2021

Steven Pinnuck
General Manager
Greater Hume Council

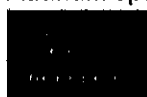
Dear Steven,

On behalf of the Holbrook Australian Rules Football Club I am pleased to confirm our contribution of \$90,000 is available for the proposed new amenities to be built at the Holbrook Sporting Complex. This contribution is inclusive of the supply of temporary change rooms during the football season.

Best Regards,

Lionel Plunkett
Secretary, Holbrook Football Club
m: 0414 314 704
e: holbrookfnc@gmail.com
www.holbrookfnc.com.au
www.facebook.com/holbrookfnc

Platinum Sponsors



Holbrook Sporting Complex



Mr. Steven Pinnuck
Greater Hume Shire Council
Young Street
HOLBROOK NSW 2644

Thursday 27th May 2021

Dear Mr. Pinnuck,

This letter is to advise council that The Holbrook Sporting Complex Board and its members, are undertaking a "Buy a brick" programme to raise the necessary funds to cover the shortfall in funding for the proposed Multipurpose building at the sports ground. At present approximately \$20000.00 has been raised. It is hoped that we will reach \$65000.00 over the next few months.

Russell Parker
Chairperson
Holbrook Sporting Complex Board