

13.9 TVP/21/08 - Lathlain Park Zone 1 EOI

Location	Lathlain
Reporting officer	Strategic Projects Manager
Responsible officer	Chief Operations Officer
Voting requirement	Simple majority
Attachments	<ol style="list-style-type: none">1. CONFIDENTIAL REDACTED - Cura In Home Submission [13.9.1 - 5 pages]2. CONFIDENTIAL REDACTED - Wirrpanda Submission [13.9.2 - 10 pages]3. EOI TV P-21-08 - Lathlain Park Zone 1 [13.9.3 - 18 pages]4. CONFIDENTIAL REDACTED - EOI TV P-21-08 Lathlain Park Zone 1 - Evaluation Report [13.9.4 - 15 pages]5. CONFIDENTIAL REDACTED - Appendix A - Evaluation Criteria Guide [13.9.5 - 4 pages]6. CONFIDENTIAL REDACTED - Appendix B - Evaluation Matrix Qualitative Assessment [13.9.6 - 1 page]7. CONFIDENTIAL REDACTED - Appendix B - Evaluation Matrix Compliance Assessment [13.9.7 - 1 page]

Recommendation

That Council accepts the submission and shortlists Wirrpanda Foundation to progress to the negotiation stage of a tenure arrangement to be a part of the Lathlain Park Redevelopment Precinct Zone 1 as a result of the Expression of Interest process EOI TVP/21/08 run to ascertain third party interest and exploring further funding options.

Purpose

Endorsement is being sought to progress Wirrpanda Foundation to the negotiation stage to be a funding contributor and future tenant of the Lathlain Park Redevelopment Precinct Zone 1.

In brief

- An Expression of Interest (EOI) TVP/21/08 Lathlain Park Zone 1 was advertised on 16 October 2021 in accordance with local government regulations.
- The EOI submission deadline closed at 2pm on Monday 8 November 2021.
- The EOI was released in response to the August Council Resolution to explore third party interest and to advocate for further funding.
- The Town received two submissions. Both were deemed to be compliant.
- A thorough evaluation of the EOI submissions against the prescribed qualitative criteria has been completed, and it is recommended that Council accepts the submission made by the Wirrpanda Foundation and allow the Town to enter into negotiations with the Wirrpanda Foundation to refine the scope of involvement and level of funding required.
- It is proposed as a part of this negotiation period, a series of workshops are to be held with the key stakeholders and a cross-section of the Town's officers to ensure the final proposal aligns with the Town's Strategic Community goals.

Background

1. In March 2020, Council endorsed a project mandate for Zone 1 of the Lathlain Park Redevelopment Precinct.
2. At the August 2021 OCM, a number of resolutions were proposed for the Lathlain Park Redevelopment Precinct Zone 1. The following points relate to alternative motion 192/2021.
3. The elected members endorsed the proposed Visions and Aspirations for the Lathlain Park redevelopment Precinct Zone 1, endorsed the development of four high-level concept design options.
4. The elected members requested that a report be presented back to the December 2021 OCM to consider project briefs to inform the development of Concept Design Options 2, 3 and 4.
5. The elected members endorsed a replacement model concept as Option 1. This was based on a high-level concept drawing and had quantity surveyor input which indicated that it could be built within the current budget.
6. Further, the Council resolved that whilst 'ground zero' for Concept Design Option 1 had been achieved, it was recognised that the additional options be explored to future proof the facility and explore opportunities for third parties who may wish to be involved in the new facility.
7. As a result, the alternate resolution was moved whereby the elected members requested that third party interest be explored as well as advocate for additional external funding.
8. Finally, the elected members requested as a part of the alternative motion that by the April 2022 OCM, four concept design options will be presented, funding options to deliver each of the four concept design options, outcomes of third party interest for involvement in the new facility and a recommended management model.

Strategic alignment

Civic Leadership	
Strategic outcome	Intended public value outcome or impact
CL02 - A community that is authentically engaged and informed in a timely manner.	Council is committed to ensuring the community are engaged appropriately for significant projects.
CL03 - Well thought out and managed projects that are delivered successfully.	The project will be delivered through the use of the Town's Project Management Framework to ensure accountable and transparent project delivery for the community.

Economic	
Strategic outcome	Intended public value outcome or impact
EC01 - A desirable place for commerce and tourism that supports equity, diverse local employment and entrepreneurship.	The development will replace an obsolete, dilapidated, high maintenance, no longer fit for purpose structure and provide accommodation that will support community groups and broader activation of the locality.

Environment	
Strategic outcome	Intended public value outcome or impact
EN05 - Appropriate and sustainable facilities for everyone that are well built, well maintained and well	The project will deliver a sustainable built form outcome ensuring a sustainable business model for

managed.	the Perth Football Club, the Town, for the benefit of the community.
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Social	
Strategic outcome	Intended public value outcome or impact
S02 - An informed and knowledgeable community.	Community to be appropriately informed throughout the development process and during operation of the facility.

Engagement

Internal engagement	
Stakeholder	Comments
Communications	Were involved in the creation of the EOI document
Place Planning	Provided locality strategic advice and assisted in the evaluation.
Community	Vetted the document and assisted in the evaluation
Procurement	Assisted in the development of the EOI document and provided advice and acted as a probity advisor throughout the process.

Legal compliance

[Section 3.57 of the Local Government Act 1995](#)

[Part 4 Division 2 of the Local Government \(Functions and General\) Regulations 1996](#)

Risk management consideration

Risk impact category	Risk event description	Consequence rating	Likelihood rating	Overall risk level score	Council's risk appetite	Risk treatment option and rationale for actions
Financial	Not endorsing the proposed proponent to the negotiation phase could jeopardise getting the ultimate commercial outcome.	Moderate	Likely	High	Low	TREAT risk by endorsing proposed proponent to the negotiation phase.
Environmental	N/A				N/A	
Health and	N/A				N/A	

safety						
Infrastructure/ ICT systems/ utilities	N/A				N/A	
Legislative compliance	N/A				N/A	
Reputation	Negative public perception towards the Town may result if the facility does not have a strong community focus.	Moderate	Unlikely	Low	Low	Treat risk by endorsing proponent to the negotiation phase.
Service delivery	N/A				N/A	

Financial implications

Current budget impact	Sufficient funds exist within the annual budget to address this recommendation.
Future budget impact	There is a potential for funding to be received from a third party; however this will be unknown until further negotiation is completed.

Analysis

9. In September 2021, it was proposed to the Lathlain Park Advisory Group that an Expression of Interest process be run to best understand the real interest in the Lathlain Park Redevelopment Precinct Zone 1 as there was some informal interest.
10. With input from the Lathlain Park Advisory Group, key stakeholders and the Town's officers, including the procurement team, the Expression of Interest document was drafted.
11. Once final feedback was received from the Lathlain Park Advisory Group, the Expression of Interest document EOI TVP/21/08 was released via Tenderlink and advertised in the West Australian Newspaper on Saturday 16 October 2021, as well as on the Town's website and public notice boards.
12. To help promote the release, the communications team posted information and links to the document on social media platforms, including LinkedIn and Facebook.
13. The Expressions of Interest closed on Monday 8 November 2021. The assessment of the Expression of Interest was formally undertaken by an Evaluation Panel that included:
 - (a) Strategic Projects Manager
 - (b) Manager Community
 - (c) Place Leader – Strategic Planning.
14. Fifteen proponents downloaded the EOI documentation from Tenderlink.
15. The Town received two submissions, one from the Wirrpanda Foundation and the second from Dutch Aged Care (t/a Cura – In Home Care), and both were deemed compliant with the compliance criteria set out in the EOI document.

16. Wirrpanda Foundation's head office currently sits adjacent to the future redevelopment and provide education, employment and business opportunities for Aboriginal and Torres Strait Islander people.
17. Due to the large growth of their programs, they are looking to extend their existing services and expand through partnering with other organisations to deliver additional services.
18. The services that Wirrpanda Foundation are proposing include an art centre, youth hub and a medical centre; however, a final offering would need to be workshopped and ensured that it is aligned with the Town's Community Strategy and locality specific needs in accordance with the Social Infrastructure Strategy.
19. Wirrpanda Foundation has confirmed that their consortium is willing to contribute significant funding to the project with a view that further funding can be obtained through their networks.
20. Cura in Home Care is a not-for-profit In-home Community care provider that supports elderly clients in the Perth metropolitan area, currently servicing approximately 80 clients.
21. Cura in Home Care is seeking approximately 300sqm of office space plus additional flexible space for meetings and amenities.
22. Cura in Home Care have proposed some commercial terms; however, further significant negotiation would be required to clarify this.
23. Submissions were assessed against the following qualitative criteria:

Evaluation Criteria	Weighting
<p>Relevant Experience</p> <p>Describe your experience in completing /supplying similar requirements. Respondents must, as a minimum, address the following information in an attachment and label it "Relevant Experience":</p> <ul style="list-style-type: none"> i) Demonstration of past experience in operating a business exhibiting examples of desired outcomes; ii) Provide scope of the respondent's involvement including details of outcomes. <p>(Response to be indicatively no longer than Two pages)</p>	<p>20%</p>
<p>Business Overview</p> <p>Respondents to provide an overview of the proposed project, including:</p> <ul style="list-style-type: none"> i) Description of the proposed business including name, structure and purpose; ii) Complimentary uses with the immediate businesses including the Perth Football Club, West Coast Eagles and Wirrpanda Foundation; <p>Below won't be assessed but is required:</p> <ul style="list-style-type: none"> iii) Number of patrons; 	<p>20%</p>

<ul style="list-style-type: none"> iv) Size/Layout of area to be occupied; v) Parking requirements; vi) Likely timeframes for requiring occupation of the tenancy; vii) Likely requested occupancy term for future lease/tenure agreement. viii) Number of Staff that will be working at the new facility (Response to be indicatively no longer than 2 pages) 	
<p>Current Financial Capability</p> <ul style="list-style-type: none"> i) Financial position and organisation's ability to pay lease fees and applicable outgoings across the term of the lease/tenure; ii) Audited accounts from the last two years. 	20%
<p>Community benefits</p> <p>Respondents should detail the community benefits of their proposed project, including information on:</p> <ul style="list-style-type: none"> i) What will be the impact both positive and negative on the surrounding residents; ii) How Desirables Outcomes as per Part 1 of this EOI document can be achieved; iii) Organisation's vision and mission alignment; and iv) Demonstrated understanding of the Project requirements. (Response to be indicatively no longer than two (2) pages) 	20%
<p>Ability to Contribute financially Respondents to indicate their ability to contribute financially to the capital cost of the development.</p>	20%
Total	100%

The evaluation of the submissions against the qualitative criteria resulted in the ranking as shown below:

Respondent	Ranking
Wirrpanda Foundation	1
Cura in Home Care	2

24. The Evaluation Report (Attachment 4), Evaluation Matrix (Attachment 6) and excerpt of submissions (Attachments 1 & 2) are attached for full consideration. These documents contain commercially sensitive information and, as such, are confidential attachments.

25. Noting the above and the attached Evaluation Report (Attachment 4) and Matrix (Attachment 6), it is recommended that the Wirrpanda Foundation be shortlisted as a result of the EOI TVP/21/08 and progress to the negotiation stage of a tenure arrangement.
26. If shortlisted, it is proposed that a series of workshops be facilitated with the key stakeholders and a cross-section of the Town's officers to ensure that the final proposal aligns with the Town's key strategic community goals.
27. Upon endorsement, it is envisaged that these workshops are to be held across December and January, with a final proposal ready for February 2022 OCM.
28. Additionally, assuming a final proposal is ready for February 2022 OCM, at the same meeting, the final briefs for the additional three concept plan options will be presented for consideration and endorsement.
29. The Architects will develop the additional concept plans based on the endorsed briefs and informed by community engagement with a view to being presented to the April 2022 OCM for endorsement.

Relevant documents

[Council Purchasing Policy 301](#)