

12.7. TOWN JETTY RENEWAL – SCOPE OF WORKS

REPORT INFORMATION	
Report Title	Town Jetty Renewal – Scope of Works
Records Reference	9.24.1.2 REP2388
Organisational Unit	Environment & Infrastructure
Responsible Officer	Project Manager - Master Plan Projects - Kathleen Brannigan
Report Attachment/s	Yes Attachment 8 N234376 Diagram showing bent numbers - Town Jetty
REPORT PURPOSE	
The purpose of this report is to seek direction from Council as to the reallocation of savings within the Foreshore Project, with a focus on the renewal of the Town Jetty.	
REPORT DECISION MAKING CONSIDERATIONS	
Council Role	Owner / Custodian - Manage community assets including buildings, facilities, public space, reserves on behalf of current and future generations
Strategic Alignment	SDP GOAL: Goal 5: Community Assets and Placemaking SDP ACTION: 5.4 Deliver key elements of CBD, Foreshore and Marina Precincts Master Plan
Annual Business Plan	ABP INITIATIVE: Not Applicable ABP PROJECT: Foreshore Redevelopment (ongoing)
Legislation	Not Applicable
Policy	Not Applicable
Budget Implications	As per approved budget
Risk Implications	Moderate Risk
Resource Implications	This is a planned resource allocation
Public Consultation	Yes - Recommended
IAP2 Commitment	INFORM - We will keep you informed.
OFFICER'S RECOMMENDATION	
That Council endorse the allocation of savings within the Port Lincoln Foreshore Project to maximise the extent of possible renewal of the town jetty.	

12.7 TOWN JETTY RENEWAL -SCOPE OF WORKS

REPORT DETAIL

The purpose of this report is to inform Council about the scope of works that can be achieved within the available budget and recommend that savings within the Port Lincoln Foreshore Project are applied to renewal of the town jetty.

Council endorsed the Port Lincoln Foreshore Concept Plan at its Special Council Meeting on 28 June 2021. The project has five elements:

1. Nature and adventure playspace
2. Parnkalla Trail and seawall repair
3. Jetty renewal and activation
4. Foreshore plaza – including toilet upgrade, accessible boardwalk, plaza and car park
5. Activity zone

The aim of the project is to transform Tasman Terrace & the city's coastal edge into a vibrant contemporary waterfront destination. Project objectives are to:

- Improve access for people with mobility issues, older people, and families with young children.
- Create connections to first nation's people and place
- Rejuvenate existing infrastructure

The original project had a budget of \$7.28M including 50% matching funding from the Government of South Australia's Local Government Infrastructure Partnership Program (LGIPP). An additional amount of \$350,000 was allocated from Council's capital renewal budget for the jetty renewal and upgrade element of the project. This amount includes all overheads – project management, design costs and contingencies.

CURRENT POSITION

The scope of the jetty renewal works included in the Technical Design Brief (instead of fully developed design documentation) specified the functional and technical requirements for the works, as follows:

- Renew jetty structure to achieve 30-year service life prior to any major refurbishment
- Reinstate deck load capacity
- Reduce and/or minimise ongoing maintenance
- Provision for future services
- Potential for "pop up" stalls or shelter

Following an open Request for Tender process Maritime Construction, partnering with Infrastructure Consulting, have been appointed to undertake the jetty renewal works. Their first task was to complete detailed on-site inspection of the jetty. The inspection outcome was to recommend replacement of elements with a condition rating of 5, 6 and 7. This assessment was based on the Wharf Structure Condition Assessment Manual (WSCAM) 1-7 condition rating based on percentage of useful life remaining where 1 is new and 7 = failed.

Priority factors for scoping the work were:

1. Each element opted for replacement/upgrade is functional and achieves agreed design life.
2. Each element opted for replacement/upgrade affordable and cost effective
3. Aesthetics

Elected members participated in a Council workshop about jetty renewal on 15 February 2023 where value engineering and costs saving opportunities were discussed including options to narrow or shorten the jetty. The options have now been firmed up as a result of the work undertaken by Maritime Constructions.

Currently, the total available budget for the town jetty renewal works is \$2.1M. Expenditure to date is \$150,000 (ex GST) comprising detailed investigation and pre purchase of piles., with the balance of funds \$1.869M.

Design details and costings for the jetty works have now been completed. The cost of full renewal of the jetty is \$3.1M (ex GST) including replacement of all decking, kerb, and handrail. This excludes a berthing facility for small vessels.

COST REDUCTION OPPORTUNITIES

Possible cost reduction options are discussed below:

Option A: Partial Renewal of jetty

To renew the existing jetty as far as possible within the existing budget and retain the remainder of structure for pedestrian access only with no renewal works undertaken.

Advice from Maritime Construction and Tonkin (Principal Engineer – Maritime) is that there is little to be gained by removal of the remainder of the structure but once it is no longer safe for pedestrians, we should create a separation and leave the old structure there.

This option can proceed without any further consideration or approvals.

Option B: Reduce length of jetty

Reducing the length of the jetty would allow for renewal of full structure and reduce future maintenance and renewal costs.

Option C: Narrow the jetty

Renewal and future maintenance and renewal cost savings not significant.

Options B and C would require community consultation and approval from Minister of Transport.

This would add approximately 12 weeks to the schedule with jetty works unlikely to be completed until February 2024 and would be outside the project completion date of 1 November and the final date to claim (1 February 2024) of the Local Government Infrastructure Partnership Program (LGIPP) Grant Deed.

Based on the nominal budget (July 2021) Maritime Construction have provided costs for partial renewal (Option A above).

Full refurbishment of jetty to bent 27 is \$1.93M or \$2.1 M to bent 29 (see Attachment for jetty diagrams showing bent numbers). There may be implications for future use of the swimming enclosure gangway if renewal works terminated at Bent 27. With the inclusion of cost savings on the project, it is possible that the renewal could be extended further (refer below).

ANTICIPATED FORESHORE PROJECT COST SAVINGS

At its February Council meeting Council resolved to allocate any savings from components of the Foreshore Project to *jetty renewal works and/or the swimming enclosure subject to these works complying with Grant Deed conditions*.

Based on tender prices submitted for the Jetty Toilet Refurbishment as well as the Foreshore Plaza and Activity Zone there are anticipated savings of over \$800,000 for the overall Foreshore Project (this needs to be confirmed by the project team in the coming weeks).

If these savings are applied to jetty renewal works, it should be possible to renew the jetty to bent 36.

This would not leave any savings to be applied to the swimming enclosure if this is indeed the desire of Council.

Any application of any of the savings to replacement of the swimming enclosure would require renegotiation of the LGIPP Grant Deed as it is not included in the current scope.

At this stage, as this is a separate body of work which has sat outside the scope of the Foreshore Project, there has been no further detailed design work or options analysis progressed for the swimming enclosure due to current resourcing constraints, and this would further delay the process, particularly as the best location for the swimming enclosure is a contested issue which needs to be explored further as well as its appropriateness for the current marine environment.

There could be funding options for the swimming enclosure longer term, and these matters likely will need to be considered during the 2023/2024 Annual Business Plan and Budget process.

FUNDRAISING OPPORTUNITIES

As discussed at the Council Workshop there is a potential fundraising opportunity for the community to contribute to the full refurbishment of the jetty by sponsoring a deck plank (775 deck planks) which could be acknowledged by for example a small plaque on the plank. While this has merit, this should not take away from the focus on delivery the key elements, ie the renewal of the jetty and could be considered as a separate initiative and scoped / resourced appropriately.



City of Port Lincoln

Seafood Capital of Australia



ATTACHMENT 8 N234376
REPORT 12.7 DIAGRAM SHOWING BENT NUMBERS –
TOWN JETTY

Town Jetty Diagrams



Jetty by Zone

