

5.11 WAVERLEY NETBALL CENTRE - TENDER FOR ADDITIONS AND ALTERATIONS

(SY:JWP:CF 2008058)

Responsible Director: Don Cameron

RECOMMENDATION*That Council:*

- 1. Accepts the revised lump sum price of \$768,625 (inclusive of GST), submitted by Building Makers Pty Ltd to undertake the alterations to the existing Waverley Netball Centre*
- 2. Notes the anticipated project expenditure of \$747,350 (exclusive of GST) for the construction, design and documentation*
- 3. Agrees to allocate a total of \$375,000 in Council funding for this project and notes the contribution of \$375,000 by the Waverley Night Netball Association*
- 4. Signs and seals the Contract*

BACKGROUND

The existing Waverley Netball Centre located in Council's Jells Park, at 2-30 Jells Road, Wheelers Hill was originally constructed in the early 90s. Since then, the Waverley Netball Centre has been catering for a large number of participants utilising the Centre's services every day and night.

Following Waverley Netball Association's request to update the facilities required in order to improve the working ability of the centre, Council has worked with Waverley Netball Association Committee on the proposed extension works. Council assigned the design and documentation works to Consultant Architects Graeme Law and Associates, who were responsible for the original design of the centre.

The proposed extension works are designed to improve facilities and access which also includes a new lift for wheelchair and pram access from entry level to court level.

The works will generally be on the Southern side of the existing Netball Centre building.

ANALYSIS

Following a publicly advertised Expression of Interest [EOI] process undertaken by Council's Urban Design Division, a panel of approved building contractors has been established for the purpose of inviting tenders and quotes during the financial year.

From this approved panel five (5) building contractors were invited to submit a lump sum tender for the construction of the proposed alterations to the Waverley Netball Centre located in Jells Park, 2-30 Jells Road, Wheelers Hill.

Four (4) tenders were submitted by the nominated closing time. The tenders received were from the following contractors:

1. Building Makers Pty Ltd
2. Betac Developments
3. Schultz Building Group
4. Building Impressions Pty Ltd

The lump sum tender prices as submitted have a range as follows:

- \$ 726,400.00 to \$868,178.27, exclusive of GST or
- \$ 799,040.00 to \$954,996.10, inclusive of GST

Building Makers Pty Ltd submitted the lowest tender for a GST Exclusive price of \$726,400. They were also the highest point scorers during the EOI process.

The second lowest tender was submitted by Betac Developments. Both the contractors have submitted conforming tenders. However, clarification of some minor issues was required in relation to detailed information.

Monetary Allowance

Further, all tender sums included a monetary allowance of \$154,000 (excluding GST), which was provided on the tender specifications. It comprised an amount of \$84,000 (excluding GST) for the supply and installation of the proposed lift:

However, after the tenders were called, the consultants had undertaken a separate quotation/tender process and provided Council the lowest price for the supply and installation of the lift, which amounts to \$56,350 (excluding GST), a reduction of \$27,650 on the total monetary allowance. This in turn has lowered all the tender prices by \$27,650.

Accordingly, the revised range of lump sum tender prices have resulted as follows:

- \$698,750.00 to \$818,528.27 Exclusive of GST or
- \$768,625.00 to \$900,381.10 Inclusive of GST.

The lowest Tender from Building Makers Pty Ltd has been revised as follows:

- GST Exclusive Tender price - \$698,750.00 or
- GST Inclusive Tender price - \$768,625.00

The extensions works are proposed to be completed by October 2008.

FINANCIAL IMPLICATIONS

The total project cost is \$750,000. An amount of \$600,000 has been included in Council's New Capital Works Program for this project, with the Waverley Night Netball Association and Council each providing \$300,000.

To meet the increased project costs, the Waverley Netball Association has agreed to now contribute \$375,000 and Council will need to contribute a similar amount if the project is to proceed.

The additional \$75,000 could be allocated from a projected underspend against the Wellington Reserve Community Centre project, which is also part of the New Capital Works Program.

The Waverley Night Netball Association has agreed to make their funding contribution as an initial payment of \$100,000, with the balance in monthly instalments over a period of 2 years.

The total project cost breakdown, exclusive of GST, for the lowest tender is as follows:

Construction Lump Sum tender	\$ 698,750.00 [GST excl]
Consultants and other preliminaries	\$ 48,600.00 [GST excl]
Total Project Cost	<u>\$ 747,350.00</u> (GST excl)

CONCLUSION

The tender price of \$698,750, exclusive of GST or \$768,625, inclusive of GST, is considered to be fair and reasonable and recommend the tender submitted by Building Makers Pty Ltd to undertake the additions and alteration works to the Waverley Netball Centre in Jells Park, Wheelers Hill.