

4.9 TENDER FOR JACK EDWARDS RESERVE PAVILION REDEVELOPMENT DESIGN SERVICES (CF2023081: SM)

Responsible Director: Jarrod Doake

RECOMMENDATION*

That Council:

- 1. Awards the tender from Katz Architecture Pty Ltd for the Jack Edwards Reserve Pavilion Redevelopment - Design Services, Contract No. 2023081 for a fixed Lump Sum of \$661,760 with an extra \$99,264 for Contingencies;*
- 2. Authorises the Chief Executive Officer to execute the contract agreement;*
- 3. Notes that the contract is anticipated to commence on 6 February 2023 and the expected completion date is February 2025.*

*(*Please note that all dollar figures are GST Inclusive unless stated otherwise).*

INTRODUCTION

Council has conducted a tender for CF2023081 – Jack Edwards Reserve Pavilion Redevelopment Design Services.

As part of its planning process for this tender, Council Officers considered its procurement options, including whether to go to market itself, participate in regional or sector collaboration or to access established contracts via other compliant Procurement agreements.

Due to the site-specific nature of the design services, the timelines for completion as part of the external funding agreement, Council officers agreed that a collaborative approach for these works would not achieve the best outcome for Council.

BACKGROUND

Council invited Tenders for the Design Services for the Jack Edwards Reserve Pavilion Redevelopment at Jack Edwards Reserve in Oakleigh, as per the Scope of Services & Functional Design Brief.

The scope of design works include:

- A new double storey sports and community pavilion building to National Premier League facility standards
- Incorporating a 500-seat grandstand into the pavilion with future extension options
- New 500 lux sports lighting
- Minor fencing, pathways, landscaping, plaza and associated civil works

NOTIFICATION

Services are anticipated to commence from 6 February 2023 and anticipated to be completed by February 2025.

Eight (8) prequalified suppliers from the Department of Treasury and Finance Construction Supplier Register (CSR) were invited to participate in a selective Tender for this project on 25 November 2022 and the tender closed on 16 December 2022. Council use of the CSR list is approved by the Minister of Local Government under section 186(5) (c) of the Local Government Act and is therefore compliant with Councils' legislative requirements.

TENDERS RECEIVED

Three (3) tender submissions were received by the appointed closing time. The tenders received are listed below:

TENDERERS SUBMITTED	
1	Katz Architecture Pty Ltd
2	Architecture Matters Pty Ltd
3	Mantric Architecture Pty Ltd

TENDER CONFORMANCE

All submissions were assessed for their compliance with the tender conditions including the contractual terms and conditions and the requirements of the response schedules.

All tender submissions were deemed conforming.

TENDER EVALUATION

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised.

The tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

ASSESSMENT CRITERIA	
Quality Systems	Pass/Fail
OHS	Pass/Fail
Mandatory Insurances	Pass/Fail
Registered pre-qualified member of Dept. of treasury & Finance – Construction Supplier Register	Pass/Fail

SUB CRITERIA			

KEY SELECTION CRITERIA	CRITERIA WEIGHTINGS	SUB CRITERIA WEIGHTINGS	
Capacity and Capability	25%	10%	Experience
		10%	Resources
		3%	Risk Management
		1%	Legal Compliance
		1%	Performance and Innovation
Project Timelines	5%	2%	Start and Completion timeframe
		3%	Proposed Program
Sustainability (Mandatory)	10%	4%	Environmental Sustainability
		3%	Local Sustainability
		3%	Social Sustainability
Price	60%	60%	Price

DISCUSSION

Further clarifications were sought by the tender evaluation panel (TEP) from all three tenderers to ensure a clear understanding of the scope of services, and confirmation on their inclusions and submitted pricing breakdown.

The TEP concluded Katz Architecture Pty Ltd offered Council the best overall submission and ranked the highest. They scored highly across all evaluation criteria and provided a detailed tender response with an understanding of the required services. They demonstrated strong experience, capabilities and resourcing with this project and could meet the required timeframes. This was confirmed through the reference checks.

Katz Architecture Pty Ltd have designed similar facilities and infrastructure successfully for Monash City Council, other Local Government and State Education Departments.

The final evaluation ranking (including the price and non-price evaluation criteria) had Katz Architecture Pty Ltd ranked highest and as such, the evaluation panel recommends Katz Architecture Pty Ltd as representing the best value outcome for Council.

FINANCIAL IMPLICATIONS

Capital Budget Allocation	\$ GST Ex.	\$ GST Inc.
Project C01822 – Jack Edwards Reserve Pavilion Redevelopment – Design Services	\$750,000	\$825,000
TOTAL PROJECT BUDGET DESIGN ALLOCATION	\$750,000	\$825,000

Total Anticipated Project Expenditure Based Upon Katz Architecture Pty Ltd's Submission		
Lump Sum Price	\$601,600	\$661,760
Contingency	\$90,240	\$99,264
Project Management/Delivery Fees	\$20,700	\$22,770
TOTAL ANTICIPATED EXPENDITURE	\$712,540	\$783,794

A greater contingency sum has been allocated to allow for as yet to be identified potentially unknown service authority upgrades and fire engineering requirements for building design and compliance.

At the 27 September 2022 Council meeting, Council resolved and directed Council officers to proceed with the design phase of the project with a total funding commitment of \$14.7m (GST Excl.), comprising financial commitments from the Federal and State Governments, Council, and the Oakleigh Cannons Football Club. The budget allowance for the design component of this project is \$750,000 (GST Excl.)

SUSTAINABILITY OUTCOMES

As part of Council's commitment to sustainability this project involves the use of:

1. **Environmental Sustainability:** Katz Architecture Pty Ltd has Green Star Accreditation membership and are members of the Environment Design Guide (EDG) that assist with sourcing of environmentally appropriate materials and construction practices within their designs. They have demonstrated extensive project experience designing facilities achieving high Environmentally Sustainable Design outcomes.
2. **Local Sustainability:** Katz Architecture has 2 staff that reside within the City of Monash and have made a commitment to purchase and specify locally sourced materials where feasible for this project.
3. **Social Sustainability:** Katz Architecture supports and is a member of the Monash Business Network Group. They have committed to supporting disadvantaged social groups within the Monash area as part of this project.

CONCLUSION

That Council approves the recommendations contained within this report.